



# Vane Close, Hampstead, NW3

Guide Price: £1,600,000

Benham  
& Reeves

# Vane Close, Hampstead, NW3

 3 Bedroom (s)  2 Bathroom (s)  Freehold

A wonderful three bedroom contemporary town house located in the heart of Hampstead Village within an exclusive and sought-after development fronting onto a delightful communal green.

This superb property boasting from an abundance of natural light throughout with pleasant views offers flexible accommodation. On the ground floor, there is a stunning kitchen/dining room with door leading to a private rear garden. On the first floor is a beautiful reception room with a bedroom and bathroom and on the third floor is the stunning principal bedroom with balcony, third bedroom and second bathroom. Further benefits include a private garage (currently used as storage), off-street parking and a pretty front garden.

This lovely property is in an ideal position for easy access to the amenities of the Village including the Northern Line, restaurants, shops and schools as well as the Heath.





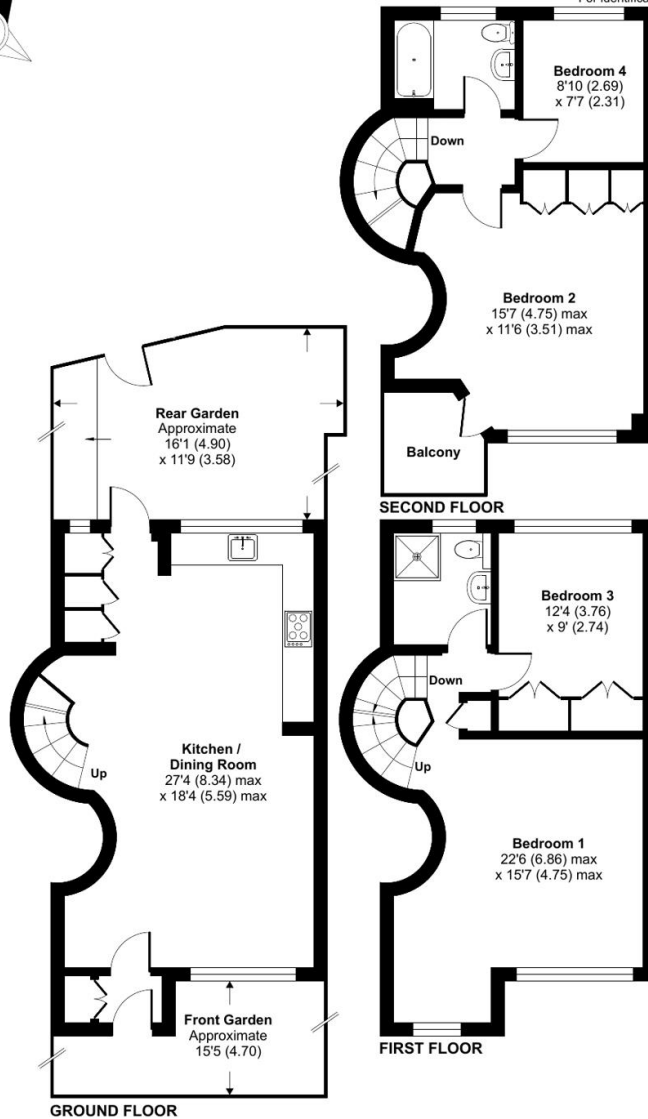
## Property Features:

- 3 Bedrooms
- 2 Bathrooms
- Spacious Kitchen/Dining Room
- Reception Room
- Private Rear Garden
- Balcony
- Front Garden
- Communal Green
- Private Garage & Off-Street Parking
- Superb Village Location

## Vane Close, Hampstead, NW3

Approximate Area = 1255 sq ft / 116.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price: £1,600,000

Tenure: Freehold

Service Charge: £200.00 (per annum)

## Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM240108

T: 020 7435 9681

E: [hampstead.sales@benhams.com](mailto:hampstead.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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