



## SPENCER WALK, NW3 £2,275,000 LEASEHOLD

A modern-style five-bedroom semi-detached townhouse located behind a secure gated development just moments from Hampstead High Street. The property offers spacious accommodation over three floors spanning approximately 1,871 sq. ft. The ground floor features include a kitchen, breakfast room and a spacious reception opening onto a conservatory. Accommodation on the first floor includes a generously sized master bedroom with an en-suite bathroom, and a good-sized second bedroom. On the second floor there are three additional bedrooms and a family bathroom. The home also benefits from a guest cloakroom, a utility room, a large private front patio garden, underground secure parking space, as well as an on-site porter. Spencer Walk is a highly sought-after development, ideally located in the heart of Hampstead, just 50 metres from Hampstead Underground Station and is ideally situated for the area's boutique shops, caf  s, and good restaurants.

Five Spacious Bedrooms | Two Family Bathrooms | Large Reception Room | Contemporary Kitchen / Breakfast Room | Guest Cloakroom | Conservatory | Private Patio | 24-hour Security | Secured Underground Parking | Highly Sought-After Development | Prime Hampstead Location | 50m to Underground Station

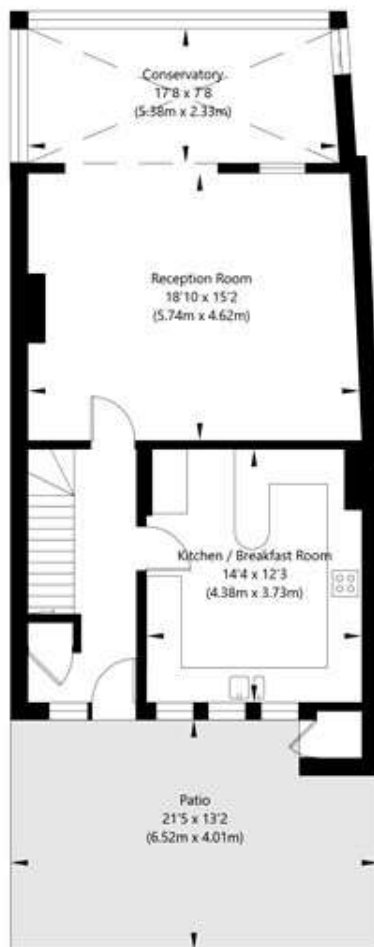
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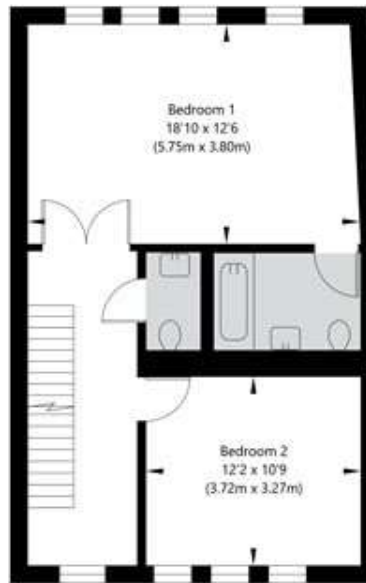




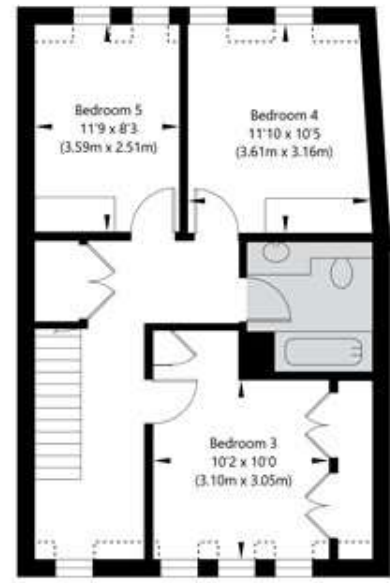
## Spencer Walk, London NW3 1QZ



**Raised Ground Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 66.48 SQ M / 716 SQ FT



**First Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 53.65 SQ M / 577 SQ FT



**Second Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 53.7 SQ M / 578 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 173.83 SQ M / 1871 SQ FT  
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 172.14 SQ M / 1853 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Expires - 25/12/2981

**Service Charge:** £6,862 per annum

**Council Tax Band:** G

**Notes:** Images have been virtually staged using CGI and are for illustrative purposes only. They are intended to convey the concept and vision for the property. They are for guidance only, and may alter and do not necessarily represent a true and accurate depiction of the finished property.

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