

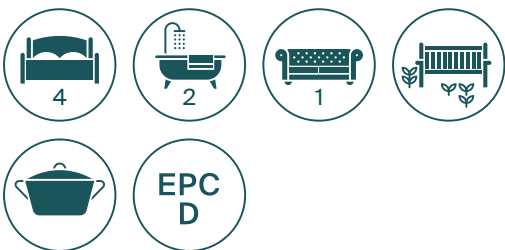
Vale of Health, Hampstead **NW3**





A charming four bedroom maisonette discreetly positioned in a tranquil heath side setting within the popular Vale of Health. Extending to approximately 1,494 sq ft this home has been recently renovated and enjoys triple aspect views. EPC D.

Byron Villas, a red brick maisonette with a private entrance is situated on a prominent corner plot on this beautiful road. The majority of this incredibly bright home including the kitchen, dining room, reception room, three bedrooms and a family bathroom span the first floor of the building. Upstairs the fourth bedroom and a large second bathroom looking over stunning views over the heath.



The Vale of Health was originally a hamlet popularised in the 18th century as a tranquil refuge from the heart of London. The Vale of Health is set in Hampstead Heath adjacent to Hampstead Village and within 0.5m of Hampstead Underground station. (Northern Line)



Byron Villas, NW3

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 20.2 sq m / 217 sq ft
 Total = 138.8 sq m / 1494 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID524895)

Knight Frank
Hampstead

I would be delighted to tell you more.

James Turner

james.turner@knightfrank.com

knightfrank.co.uk



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated March 2019. Photographs and videos dated March 2019.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.