



**VITA**  
*Properties*

Wedderburn Road, Hampstead, London, NW3 | £1,699,950

- Early viewings highly recommended
- Chain free
- Share of freehold
- Located in the heart of Hampstead and withing walking distance to Belsize Park & Swiss Cottage
- Private garden
- Utility area and in house sauna
- Guest WC





"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Offered chain free and with the share of the freehold – Situated within this grand red brick detached residence, a spacious three bedroom, three bathroom duplex garden apartment of approximately 1,673 sq ft (155 sq mt).

The apartment is entered at raised ground floor level, and accommodation includes a kitchen/breakfast room, a bright 20'3" reception room, and a conservatory leading directly to a well-manicured private garden. Further benefits include a utility room and sauna.

Wedderburn Road is a highly sought-after address, situated just moments from the trendy boutiques and restaurants in Belsize Village, and conveniently located for Hampstead Village (Northern Line), Swiss Cottage (Jubilee Line) and the numerous schools in the area.

-  Flat
- 
-  x 3
-  x 1
-  x 3



Oliver Kent

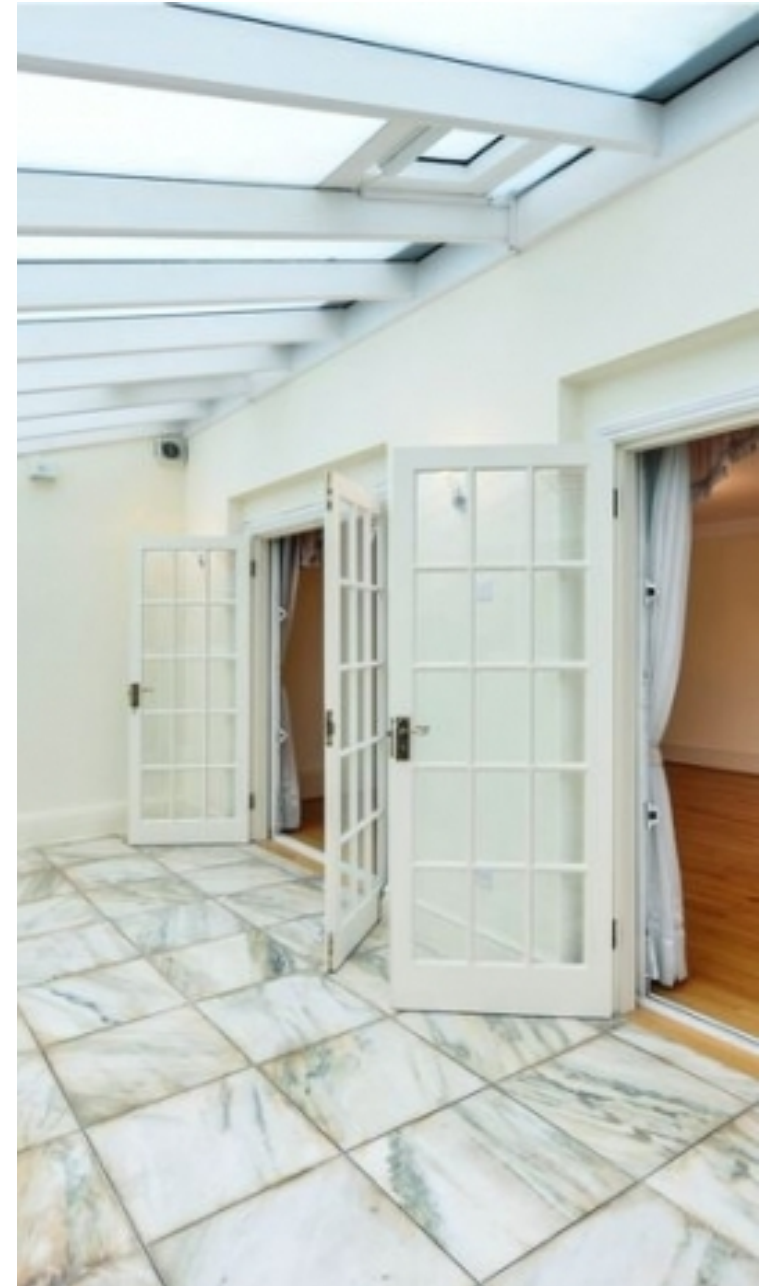
 [oliver.kent@vitaproperties.uk](mailto:oliver.kent@vitaproperties.uk)

 +4477 7274 0351



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

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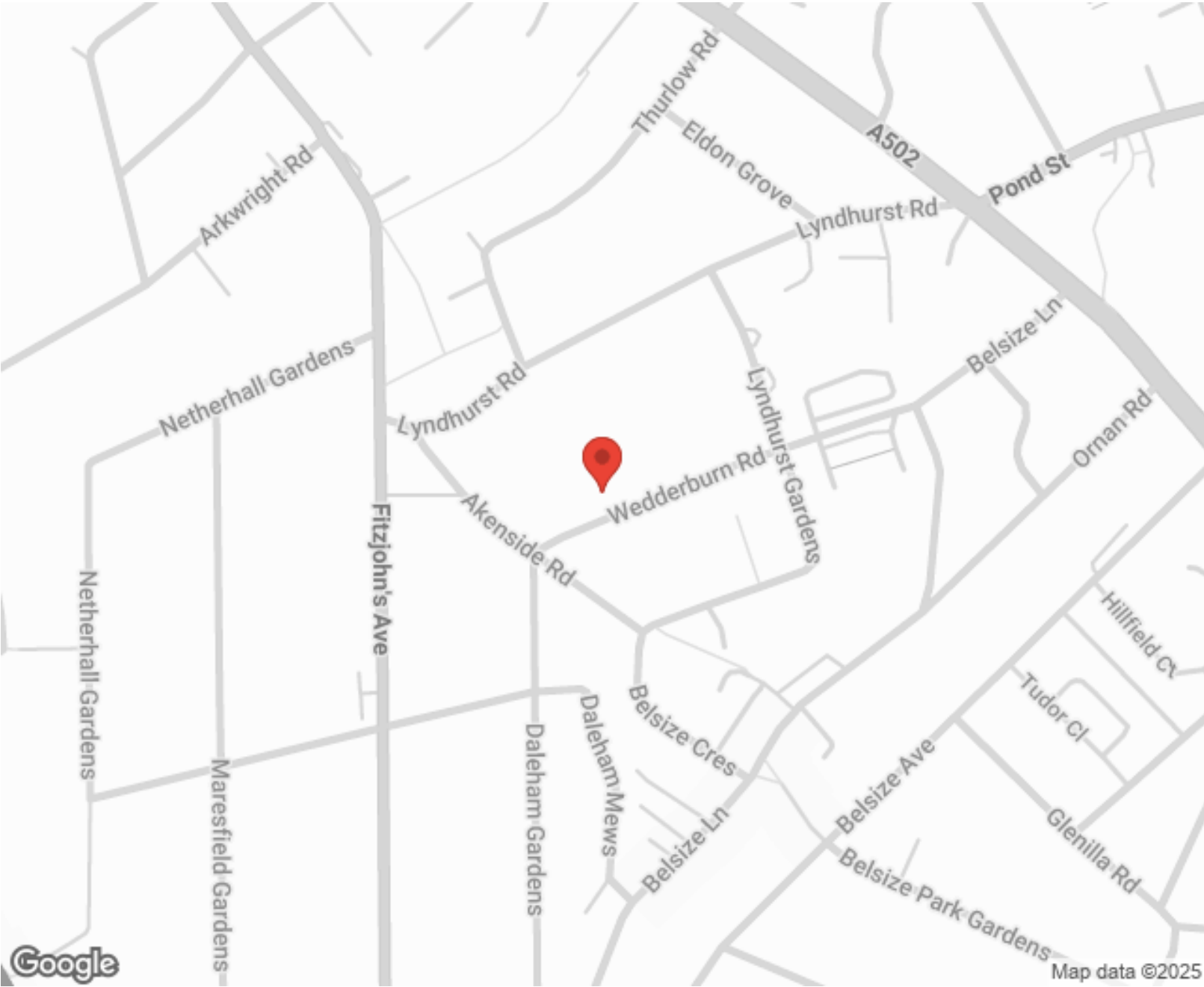


**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**





"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		England, Scotland & Wales	

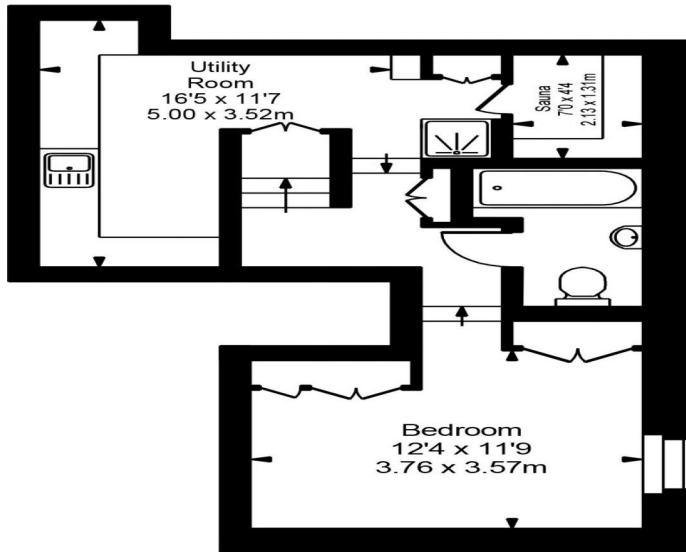
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Google  
★★★★★  
4.9 Stars | 132 Reviews

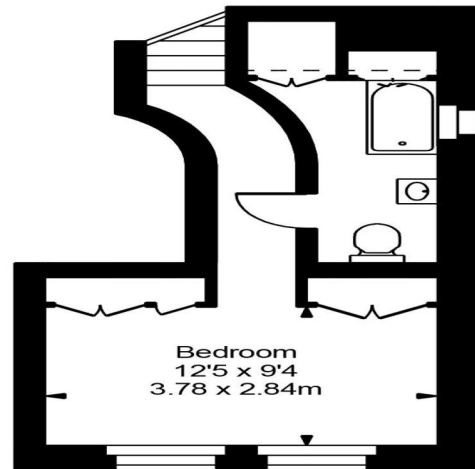
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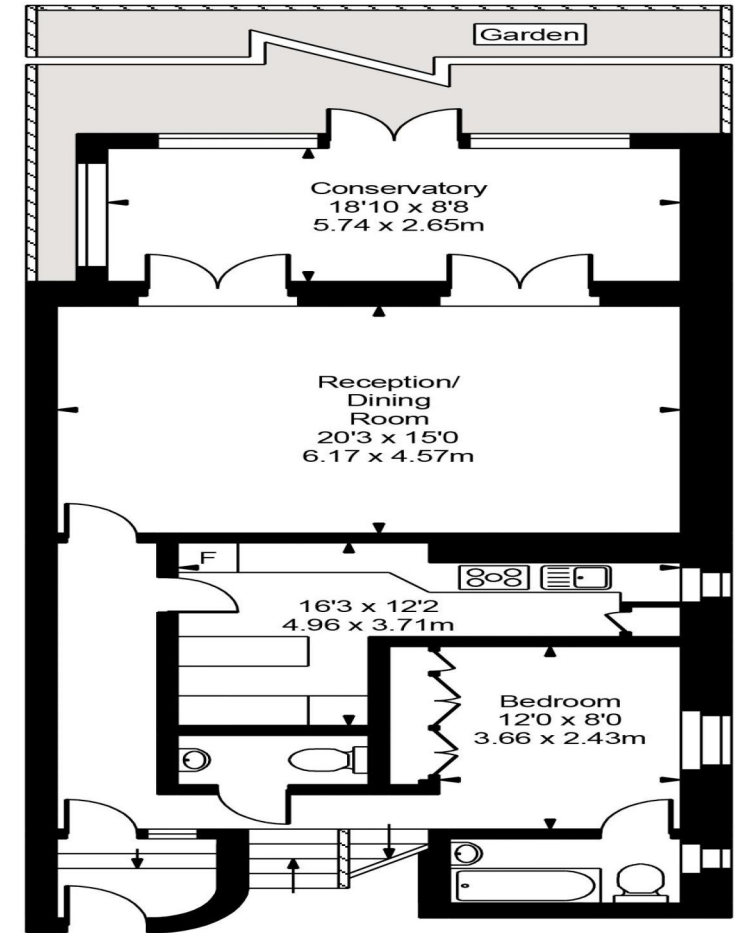
Wedderburn Road



Lower Ground Floor



Raised Ground Floor



Ground Floor



Approx Gross Internal Area **1742 Sq Ft - 161.83 Sq M**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Floor plan by [www.bestangle.co.uk](http://www.bestangle.co.uk)