



PARK END  
RGERY

NO PARKING

Park End, Hampstead NW3  
£695,000 Share of Freehold Sole Agents





## Park End, Hampstead NW3

A Ground floor workshop (Use Class B) premises – 658 Sq Ft – 61 Sq M - in a small characterful warehouse building, in one of Hampstead's last remaining working mews.

The unit comprises two workshop spaces, kitchen, bathroom, and would suit a variety of uses, subject to planning permission and consents.

The property is located in the sought-after South Hill Park Conservation Area which has the advantage of having no through-traffic and is surrounded by Hampstead Heath.

South End Green is on the doorstep, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer, while Hampstead Village is approximately a 12 minute stroll.

Hampstead Heath (London Overground Station) is less than a minute's walk. The nearest London Underground station is Belsize Park (Northern Line) is approximately 0.7 miles, approximately a 12 minute walk. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

Leasehold - 999 years from 29 September 1997 & share of freehold. Current rateable value (1 April 2023 to present) - £21,000

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Wooden shelving units filled with boxes and supplies, including a yellow storage bin.

A wooden chair and a wooden stool, along with a roll of material on a stand.

A large object wrapped in clear plastic and secured with blue straps, sitting on a wooden pallet.

Workbench area with a blue machine, a white portable heater, and other tools and equipment.



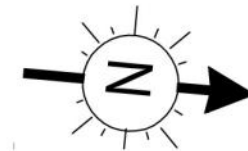
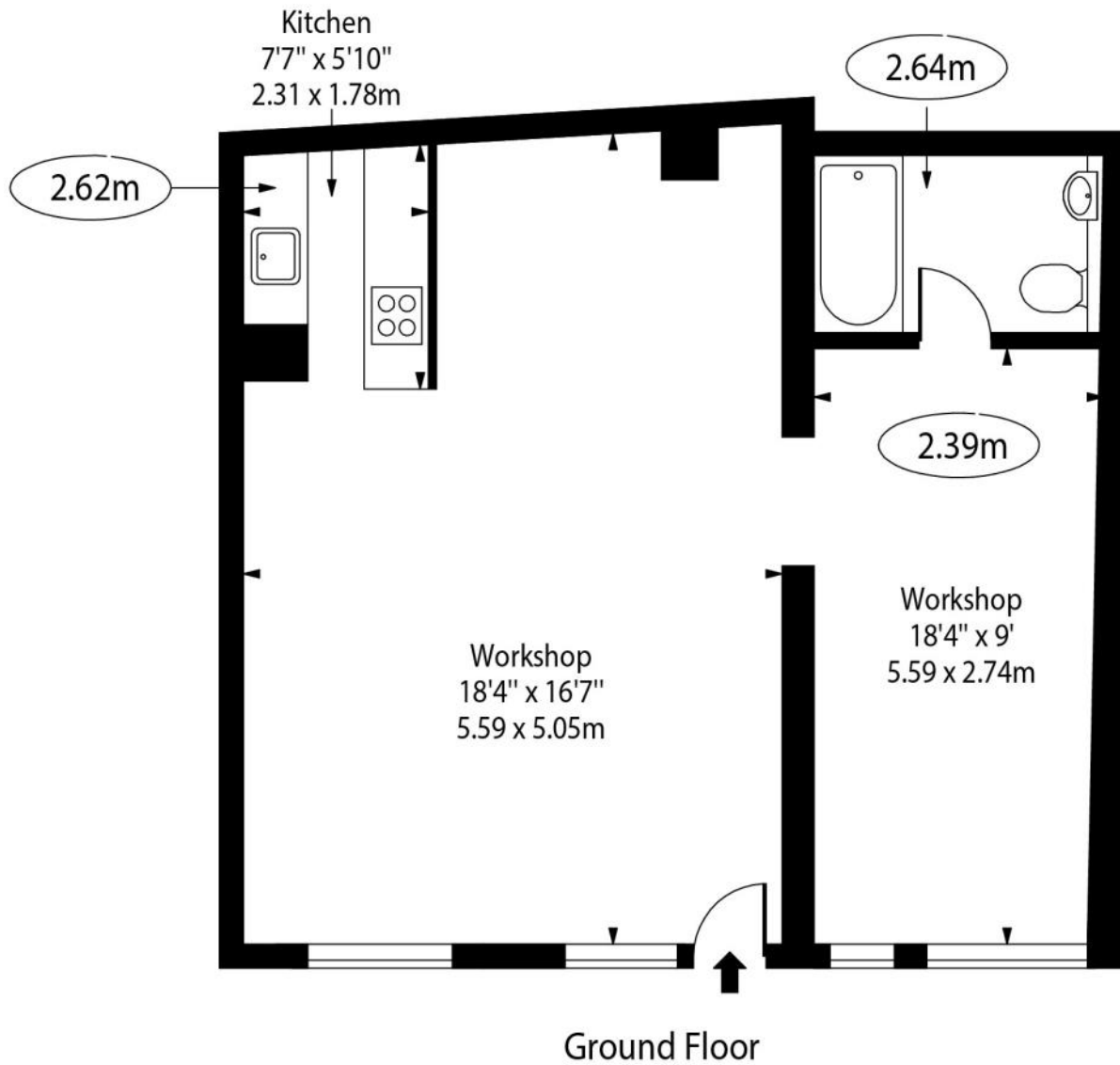












○ - Ceiling Height

Approx. Gross Internal Area  
**658 Sq Ft - 61.13 Sq M**

For Illustration Purposes Only - Not to Scale  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**EPC Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		73 C
39-54	E		
21-38	F		
1-20	G		

AWAITING EPC

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Telephone 020 7794 7794

