

AMBERDEN ESTATES

Parliament Hill, Hampstead NW3
£2,800,000 Share of Freehold



Parliament Hill, Hampstead NW3

An exceptional 3/4 bedroom ground floor flat, with a 40' west (NW) facing garden and off street parking for 2 cars; enviably located next to Hampstead Heath.

Set over the entire ground floor (not lower ground) of a detached double fronted Victorian house, the property offers a unique opportunity to create a stunning home with over 2,100 Sq Ft – 195 Sq M of lateral space, elegant well-proportioned principal rooms, beautiful features, high ceilings, a 40' west (NW) facing garden and off street parking for 2 cars.

19'8 reception room • 21' Kitchen/morning room • 19'10 master bedroom • 2/3 further bedrooms incl. 1 ensuite • study/bedroom 4 • study 2/summer room • bathroom • 13' entrance hallway • summer house • garden shed • cellar • garage/studio • off-street parking for 2 cars • 40' garden • EPC rating E

The property is situated in the popular South Hill Park Conservation Area, a popular family neighbourhood which literally abuts Hampstead Heath.

South End Green is close by, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer; while Hampstead Village is just a short stroll (0.6 miles).

Hampstead Heath (London Overground Station) is approximately a 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.8 miles. There are also frequent bus and night bus services from South End Green.

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Telephone 020 7794 7794

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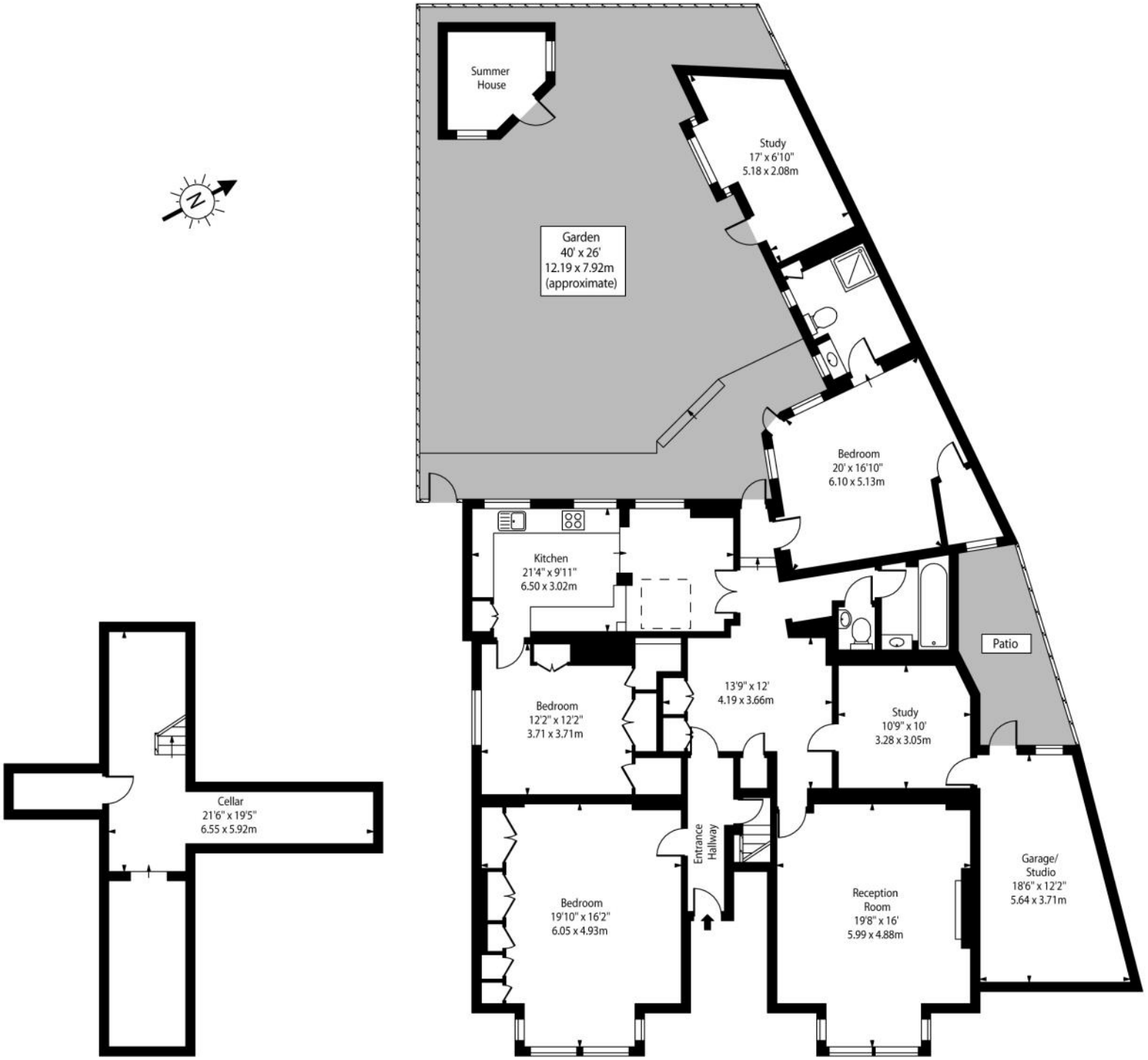












Basement

Ground Floor

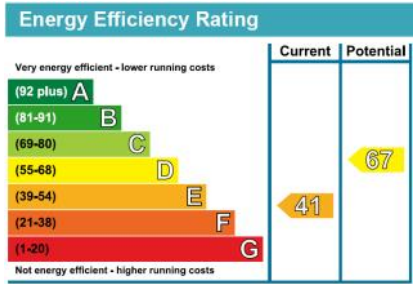
Approx. Gross Internal Area

2,413 Sq Ft - 224.18 Sq M

Including cellar & garage/studio (excluding garden house)

For Illustration Purposes Only - Not to Scale - Nogaphotostudio

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.



The Property Ombudsman

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