

Parliament Hill, Hampstead NW3
£3,995,000 Freehold Sole Agents

AMBERDEN ESTATES



# Parliament Hill, Hampstead NW3

A beautifully presented 4 bedroom family house, located in a much sought-after enclave of Hampstead, just a few metres from the Heath.

The 4 storey end of terrace Victorian house has been thoughtfully updated for contemporary living, while retaining fine period details. There are two floors of living space – 34' double reception on the raised ground floor, and an elegant morning room/dining room opening to the kitchen, on the first floor – with both floors opening directly to the rear split-level garden.

34' double reception rooms • master bedroom & ensuite bathroom • 3 further bedrooms • reception/dining room/morning room • kitchen • family bathroom • utility room/guest WC • split level rear garden • residents permit parking • energy rating E

The sought-after South Hill Park Conservation Area is a popular family neighbourhood which has the advantage of having no through-traffic and is surrounded by Hampstead Heath.

South End Green is a short stroll, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer, while Hampstead Village is approximately a 10 minute stroll.

Hampstead Heath (London Overground Station) is approximately a 2 minute 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.

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## Size

(Approximate Gross Internal Area)

Excluding restricted heights

**2,288 Sq Ft - 212.83 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




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