





South Hill Park Gardens, Hampstead NW3

An impressive and rarely available double fronted Victorian house (3,851 Sq Ft - 357.77 Sq M) – one of the largest in this sought after Hampstead enclave, with off-street parking - less than a minute's walk from Hampstead Heath.

The property retains many period features and offers approximately 1,035 Sq Ft - 96.23 Sq M of sought-after ground floor (not lower ground) living space, prized off-street parking, and the potential to extend (subject to planning). The same family have occupied the house for over 50 years which now requires refurbishment.

Two interconnecting reception rooms • dining/morning room opening to kitchen • guest W.C. • store room • eight double bedrooms • third reception room • single bedroom/study • four bathrooms • utility room • cellar • garden house • 52' rear garden • off-street parking

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 3-4 minute walk. Hampstead & Belsize Park Underground stations (Northern Line) are approximately 0.7 miles, approximately a 13 minute walk. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

The property is being sold with no onward chain.

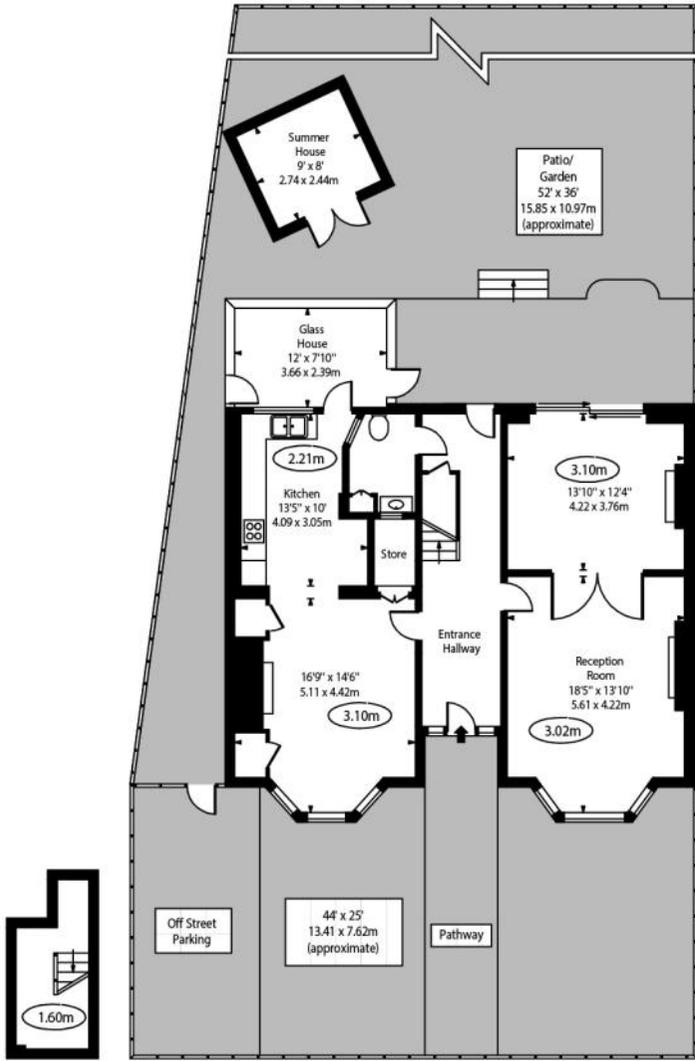
£5,950,000 Freehold







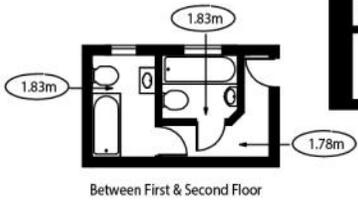




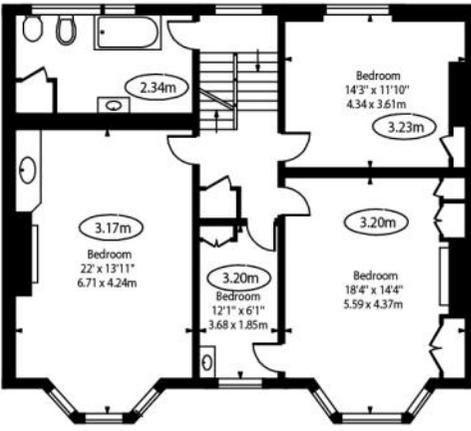
Lower Ground Floor

Ground Floor

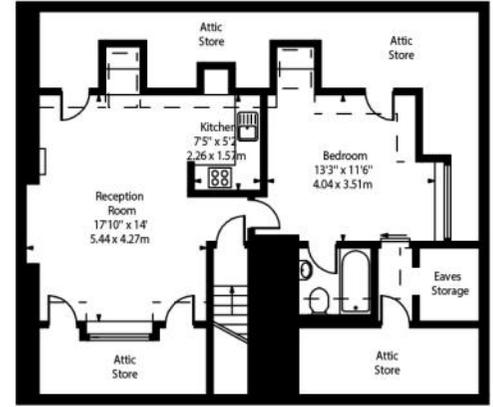
○ - Ceiling Height



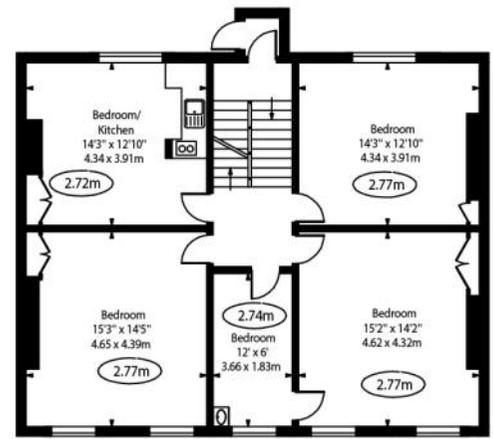
Between First & Second Floor



First Floor



Third Floor



Second Floor

Approx. Gross Internal Area
3,851 Sq Ft - 357.77 Sq M

Approx. Gross Internal Area
Including restricted heights
4,407 Sq Ft - 409.42 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		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

