

AMBERDEN ESTATES

South Hill Park Gardens, Hampstead NW3
£2,500,000 Freehold. Sole Agents.



South Hill Park Gardens, Hampstead NW3

The ground and first floors of a handsome double fronted villa (2,230 Sq Ft), with a private entrance, a private garden and off street parking, situated opposite the entrance to Hampstead Heath.

The property has elegant, well-proportioned rooms, high ceilings, lots of original features and offers an exceptionally rare opportunity to create a large maisonette (subject to planning), in this sought after location.

Planning consent exists to extend at the rear and the property is currently arranged as an unmodernised ground floor flat and a modernised first floor flat, which are listed separately for council tax purposes and accessible to each other via an internal staircase.

The exterior and the common parts of the building were completely refurbished approximately four years ago and the accommodation is currently arranged as:

20’ x 16’ reception • second reception room • 5 double bedrooms • study • kitchen • bathroom • shower room • 2 guest WCs • 2 utility rooms • conservatory • private entrance • off street parking • private garden • Freehold

The South Hill Park Conservation Area is a popular Hampstead neighbourhood which has the advantage of having no through-traffic and is surrounded by Hampstead Heath; the property is opposite the entrance to Hampstead Ponds.

South End Green is less than a short stroll, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer; while Hampstead Village is 0.5 miles, approximately a 10 minute stroll.

Hampstead Heath (London Overground Station) is less than a 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.7 miles. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

£2,500,000 Freehold

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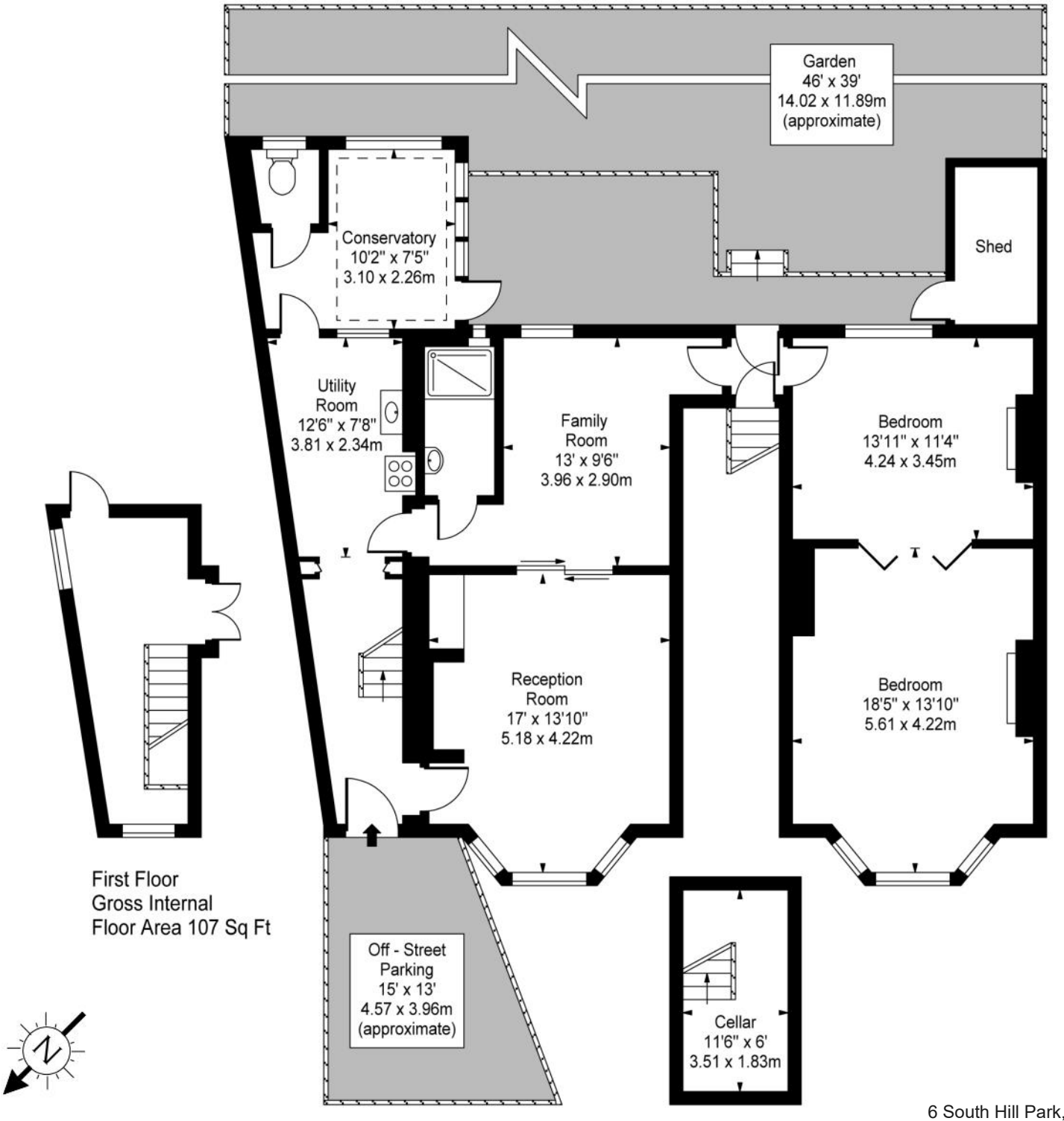












Ground Floor

(incl. first floor mezzanine & cellar)

Approx. Gross Internal Area

1,319 Sq Ft - 122.53 Sq M

For Illustration Purposes Only - Not to Scale
Floor Plan by www.nogaphotostudio.com

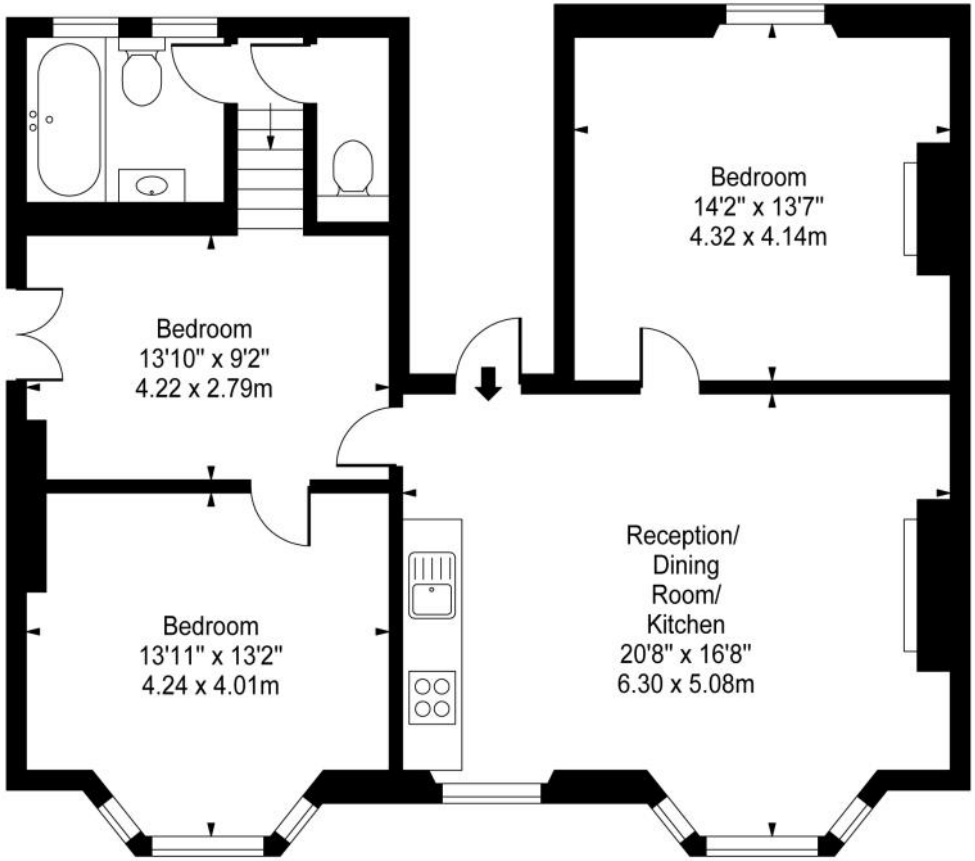
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be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

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First Floor

Approx. Gross Internal Area
911 Sq Ft - 84.63 Sq M

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