



South Hill Park Gardens, Hampstead NW3
£750,000 Leasehold Sole Agents



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A well-proportioned two bedroom flat, on the first floor of a double fronted Victorian house, located just 250 ft (75 M) from the entrance to Hampstead Heath and Hampstead Ponds.

The layout of the flat brilliantly maximises the space, including an 18'5 reception and open plan kitchen, and a main bedroom with an ensuite shower room. The property is attractively presented and enjoys good natural light.

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

18'5 reception room & open plan kitchen • main bedroom & ensuite shower room
• bedroom 2 • bathroom • resident permit parking • EPC E

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 less than 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.

The property is held on a lease with a term of 125 years from 13 April 1984, thus approximately 87 years remain unexpired.

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Telephone 020 7794 7794



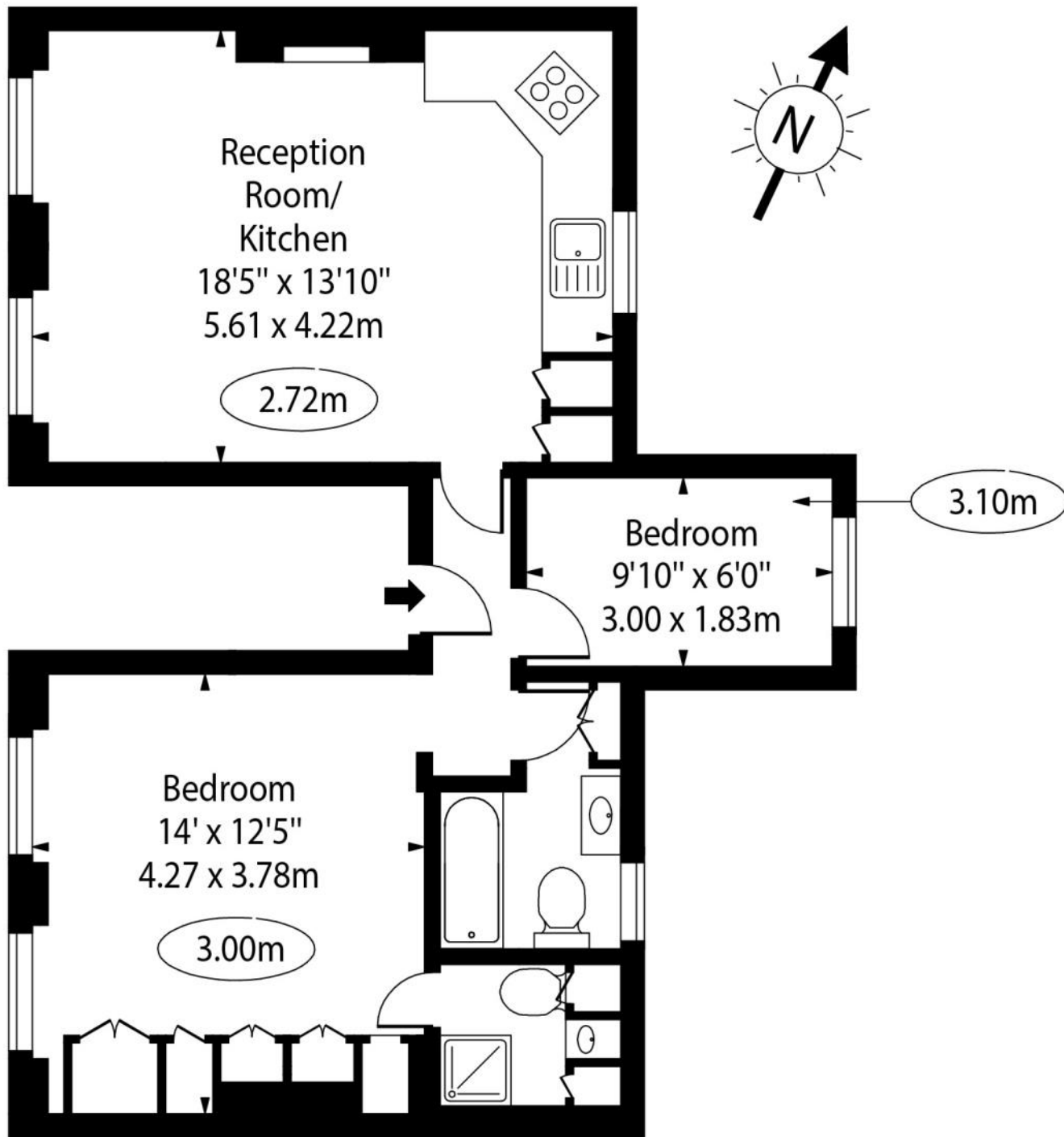












First Floor

Size

(Approximate Gross Internal Area)

593 Sq Ft - 55.08 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		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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