

South Hill Park, Hampstead NW3  
£5,250,000 Freehold





## South Hill Park, Hampstead NW3

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An exceptional 5 bedroom family house, presented to a very high standard, with an elegant master suite & well-appointed kitchen/breakfast room, opening to dining & living areas, in a sought-after Hampstead neighbourhood.

The property is situated in the South Hill Park Conservation Area, a popular family neighbourhood which literally abuts Hampstead Heath and has the advantage of having no through-traffic.

2 reception rooms/dining room • kitchen/breakfast room • master bedroom suite • guest suite with 2 bedrooms (ensuite) • bedroom 4 • shower room • study • gymnasium/Bedroom 5 • guest WC • roof terrace • balcony • landscaped garden • EPC Rating C

South End Green is a short stroll and has a great mix of local shops, cafés, pubs & neighbourhood restaurants, in addition to the areas only Marks & Spencer.

The Hampstead Heath London Overground Station is a short walk and travel to Canary Wharf requires just a single change. The closest London Underground station is Belsize Park (Northern Line), approximately a 12 minute walk and there are frequent bus services from South End Green.

Residents permit parking is available

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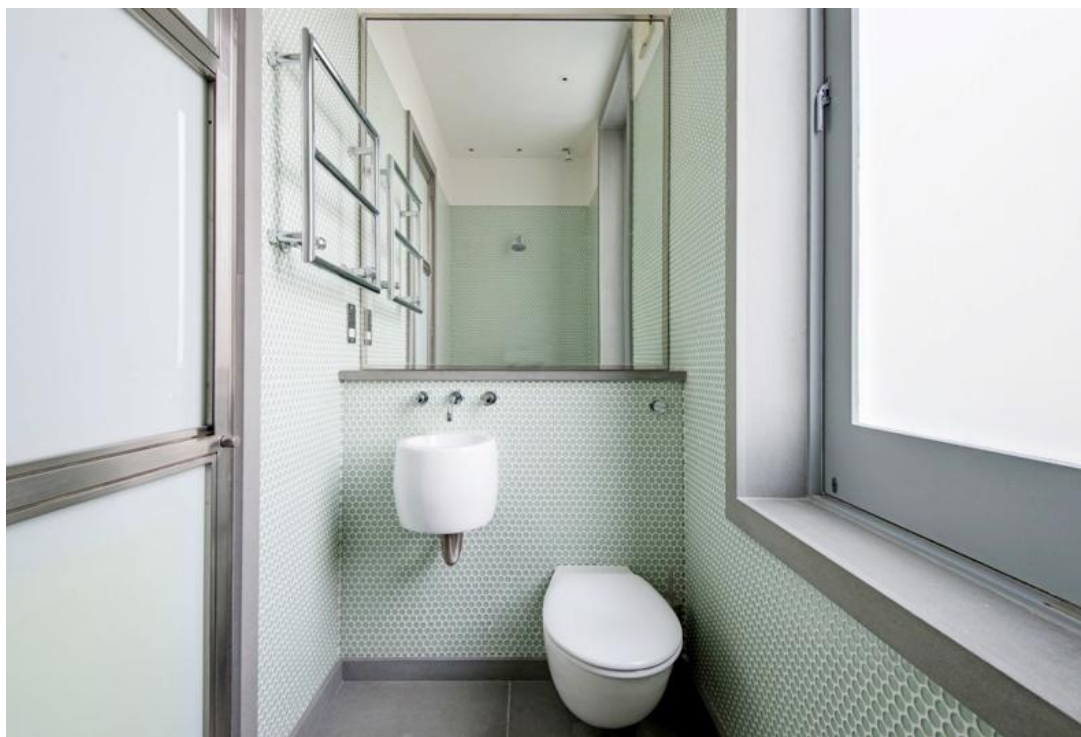




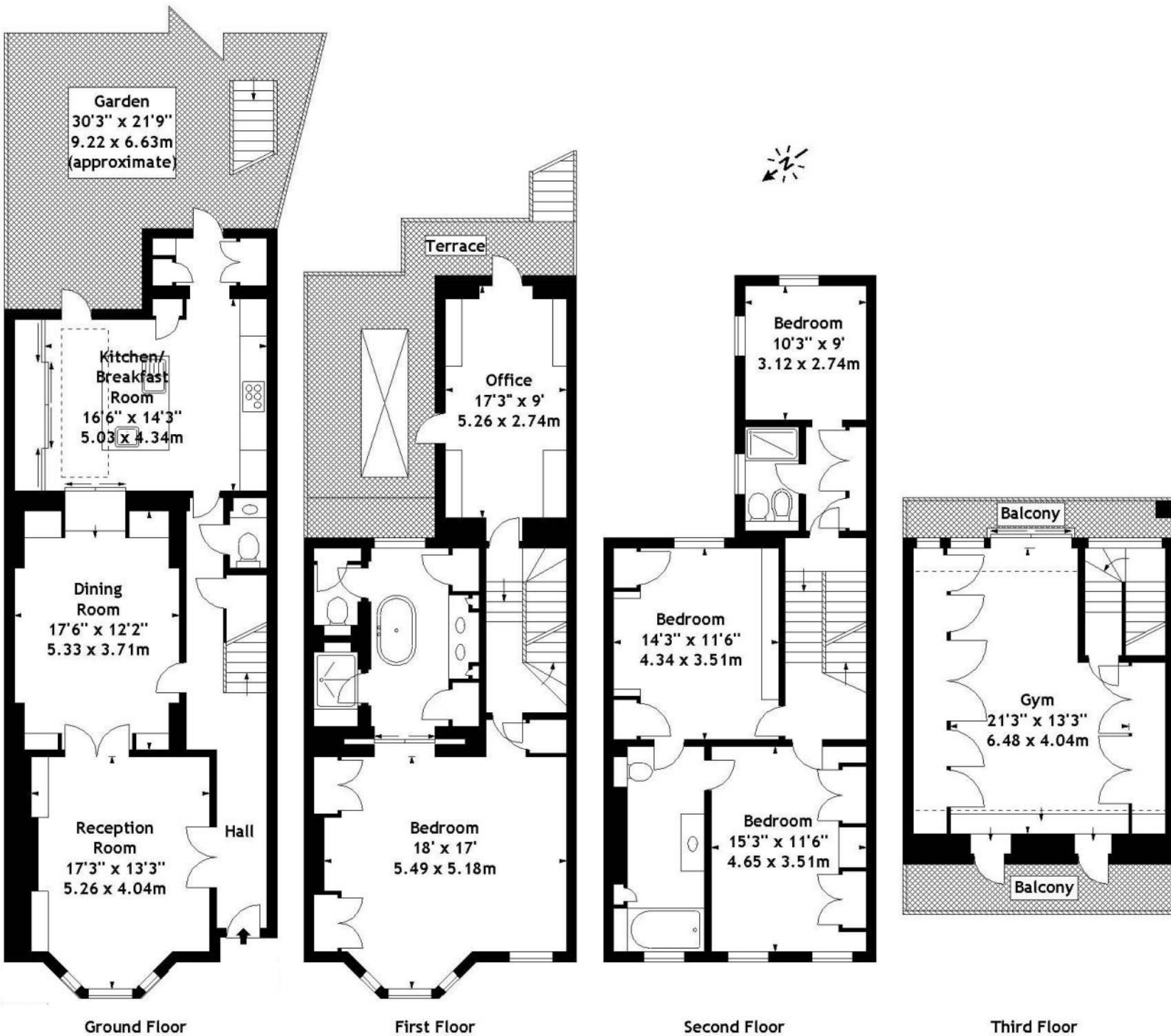












Approx. Gross Internal Area  
**2,824 Sq Ft - 262 Sq M**

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		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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