



AMBERDEN
ESTATES

South Hill Park, Hampstead NW3

£1,050,000 Share of Freehold. Sole Agents



South Hill Park, Hampstead NW3

An exceptional opportunity to acquire an unmodernised two bedroom lower ground floor flat (884 Sq Ft - 82.09 Sq M), with a private entrance, and a west facing garden which backs directly onto Hampstead Heath Ponds.

The property has an elegant 17'11" reception room, fire place, & high ceilings, and is one of only three garden flats in this prized position, overlooking Hampstead Ponds No 1. Previously occupied by the same family for almost 50 years, the flat now requires complete refurbishment.

- 17'11" reception room • 16' kitchen • two double bedrooms • bathroom
- west facing garden • storage • EPC rating G • Council Tax Band F
- Share of Freehold + Lease - 999 years from 25 June 2003

The South Hill Park Conservation Area is a greatly sought-after Hampstead neighbourhood, with no through-traffic, which literally abuts Hampstead Heath.

South End Green is close by, with a good mix of cafes, gastro pubs, neighbourhood restaurants and shops & delicatessens, including Marks & Spencer; while Hampstead Village is approximately 0.4 miles, a 7-8 minute stroll.

Hampstead Heath (London Overground Station) is a 2 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.6 miles, an 11-12 minute walk. There are also frequent bus and night bus services from South End Green.

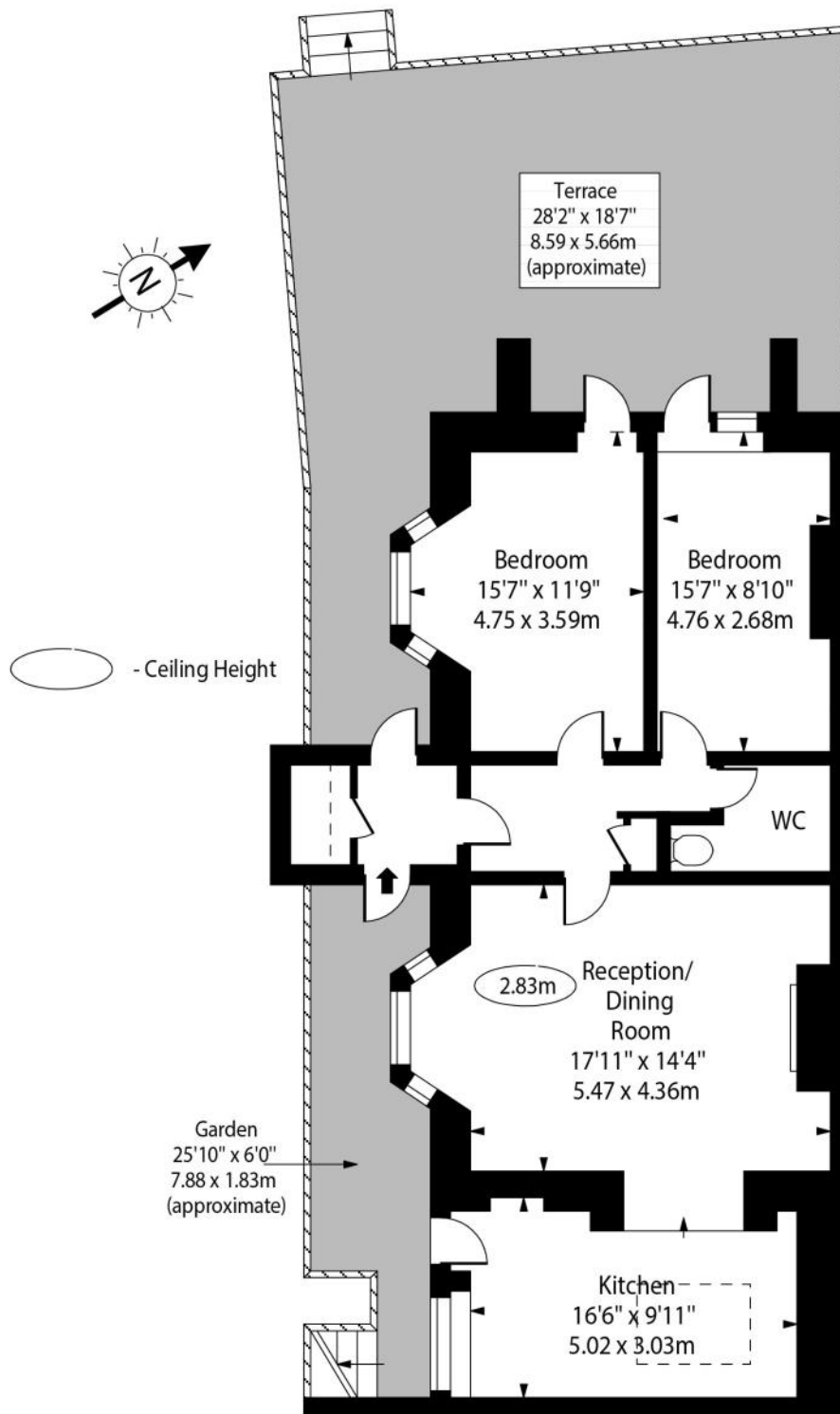
£1,050,000 Share of Freehold. Sole Agents.

Telephone 020 7794 7794









Approx. Gross Internal Area
884 Sq Ft - 82.09 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		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	