







## Hampstead Hill Gardens, Hampstead NW3

An elegant 3 double bedroom, 2 bathroom flat, with a 30' reception & a private balcony offering wonderful verdant views.

The property occupies the entire second (top) floor of a handsome double-fronted Victorian house and is well-located in sought-after Hampstead Hill Gardens.

30' reception and dining room • kitchen • master & ensuite shower room • 2 further double bedrooms • family bathroom • fitted storage cupboards • balcony • residents permit parking • share of freehold • EPC rating E

The property is moments from South End Green, which has a great mix of local shops, café's, pubs & neighbourhood restaurants. Hampstead Heath is a 5 minute walk, while Rosslyn Hill & Hampstead village are approximately a 5 minute walk & Belsize Village less than a 10 minute walk.

The Hampstead Heath London Overground Station is a 5 minute walk & travel to Canary Wharf requires just a single change. Belsize Park Underground station (Northern Line) – is approximately a 7 minute walk away and Hampstead Underground station (Northern line) is less than a 10 minute walk. There are also frequent bus services from South End Green.

£1,295,000 Share of Freehold. Sole Agents.

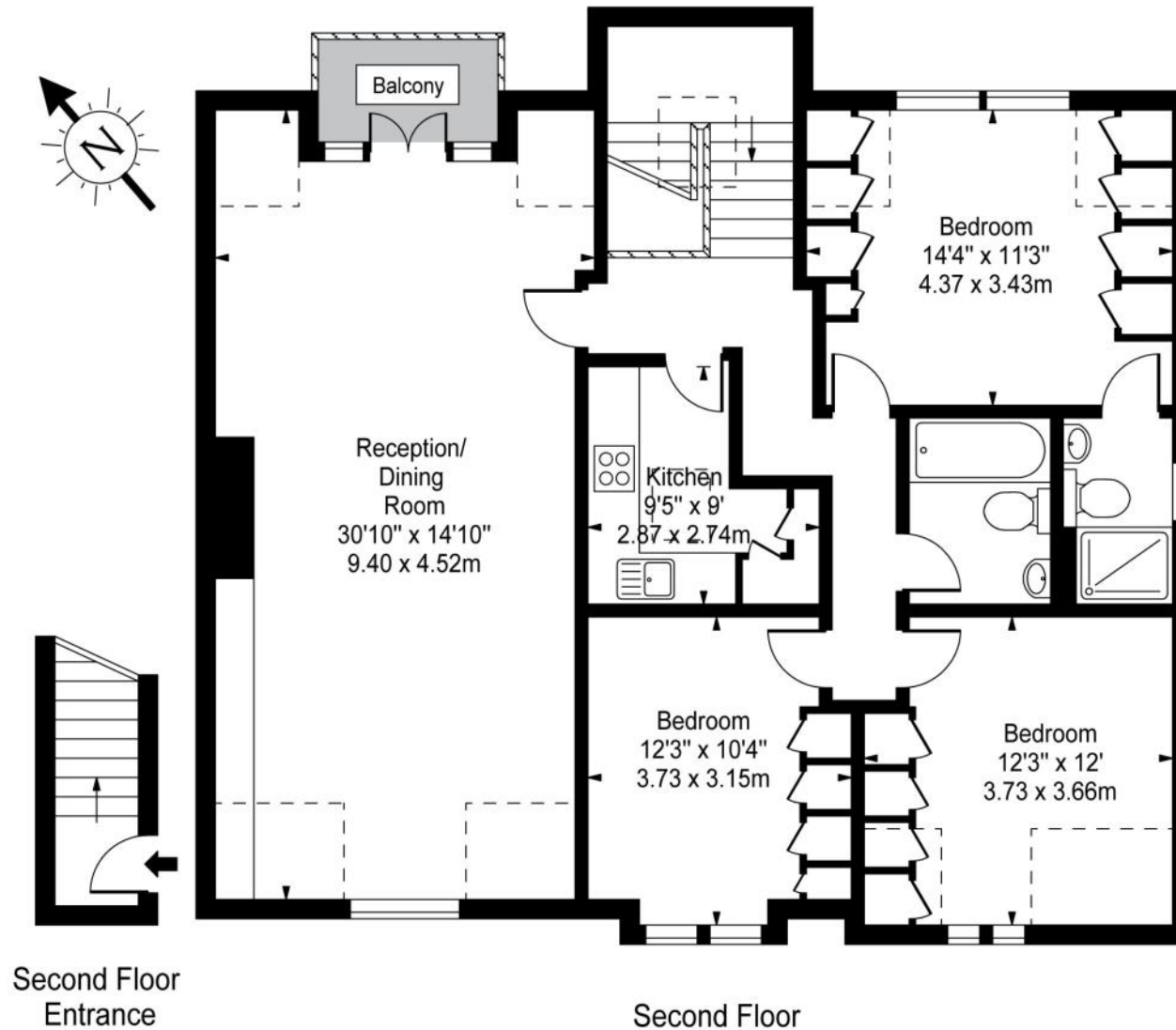








# Hampstead Hill Gardens, NW3



Approx. Gross Internal Area  
**1,201 Sq Ft - 111.58 Sq M**  
 Including restricted heights

For Illustration Purposes Only - Not to Scale  
 Floor Plan by [www.nogaphotostudio.com](http://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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73

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