



Parliament Hill, Hampstead NW3  
£975,000 Share of Freehold. Sole Agents.

AMBERDEN  
ESTATES



## Parliament Hill, Hampstead NW3

A recently refurbished, three bedroom ground floor flat, with a south facing terrace, moments from Hampstead Heath.

The property offers well-proportioned accommodation (831 Sq Ft - 77.20 Sq M) and is set over the ground floor (street level accessible) of Parliament Court - a popular art-deco purpose built block.

Reception room • kitchen • 3 bedrooms • bathroom • residents permit parking • EPC rating D

The property is less than 400 feet (122 metres) from Hampstead Heath and South End Green is a on the door step, with a great mix of local shops, café's, pubs & restaurants, in addition to the areas only Marks & Spencer.

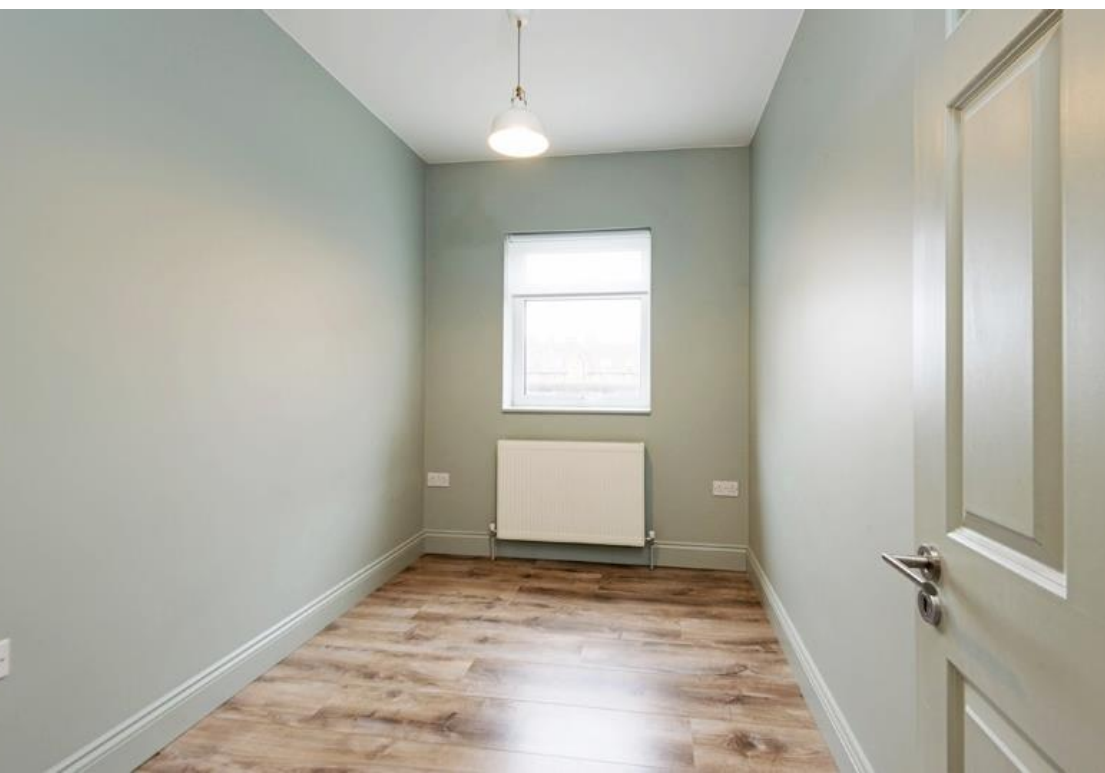
The Hampstead Heath London Overground Station is less than a minute walk and travel to Canary Wharf requires just a single change. The closest London Underground station is Belsize Park (Northern Line), approximately an 11 minute walk and there are frequent bus services from South End Green.

NB: The property has been re-decorated since the images in these sales particulars were taken.

Tenure: Lease: 130 years (less 21 days) from 24 June 1988 & Share of Freehold.  
Ground Rent: £85 rising to £510

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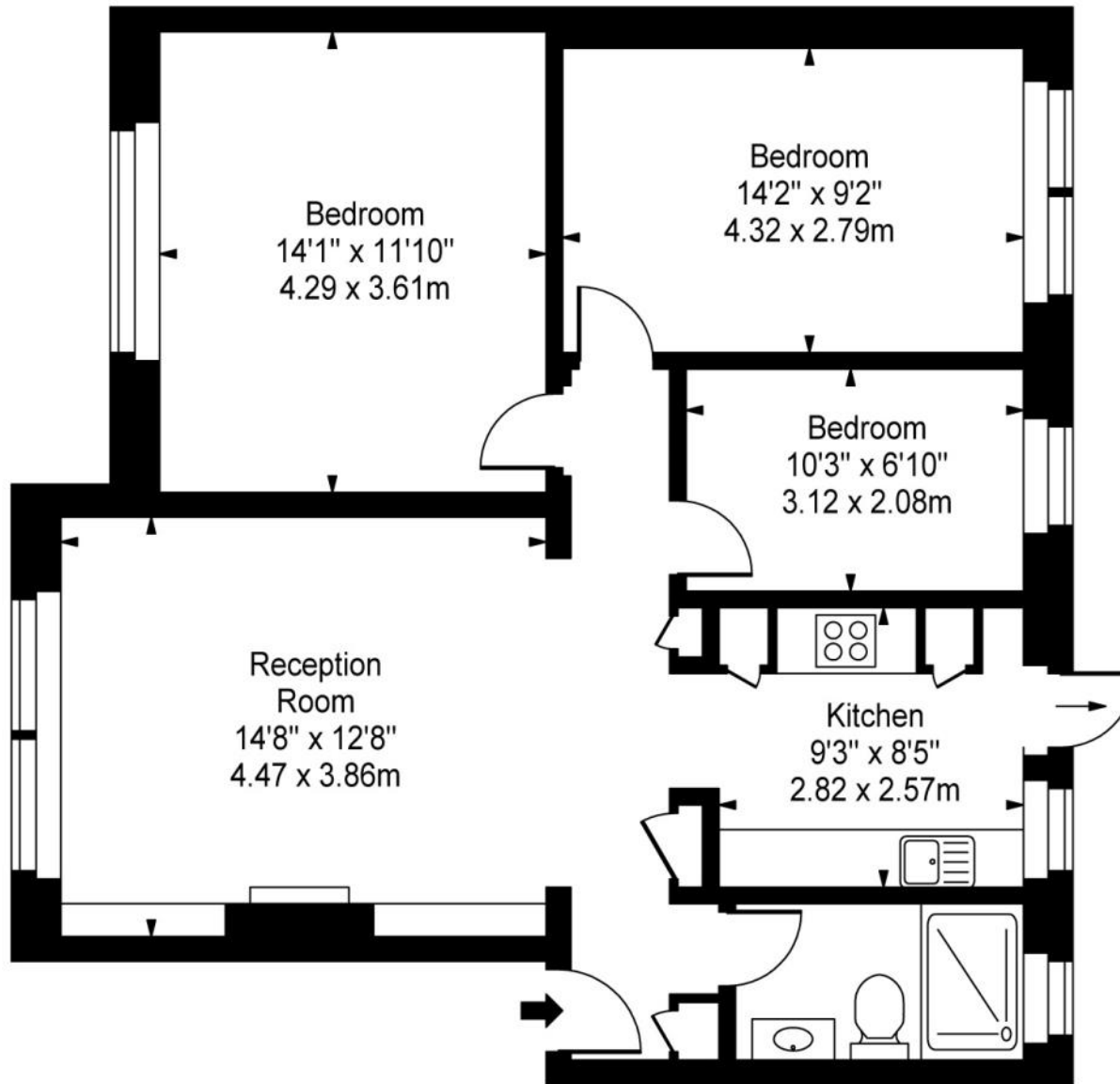
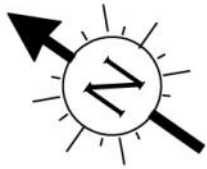












Approx. Gross Internal Area  
**831 Sq Ft - 77.20 Sq M**

**For Illustration Purposes Only - Not to Scale - Datagraphy**  
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



Telephone 020 7794 7794

6 South Hill Park, London NW3 2SB | sales@amberden.co.uk

