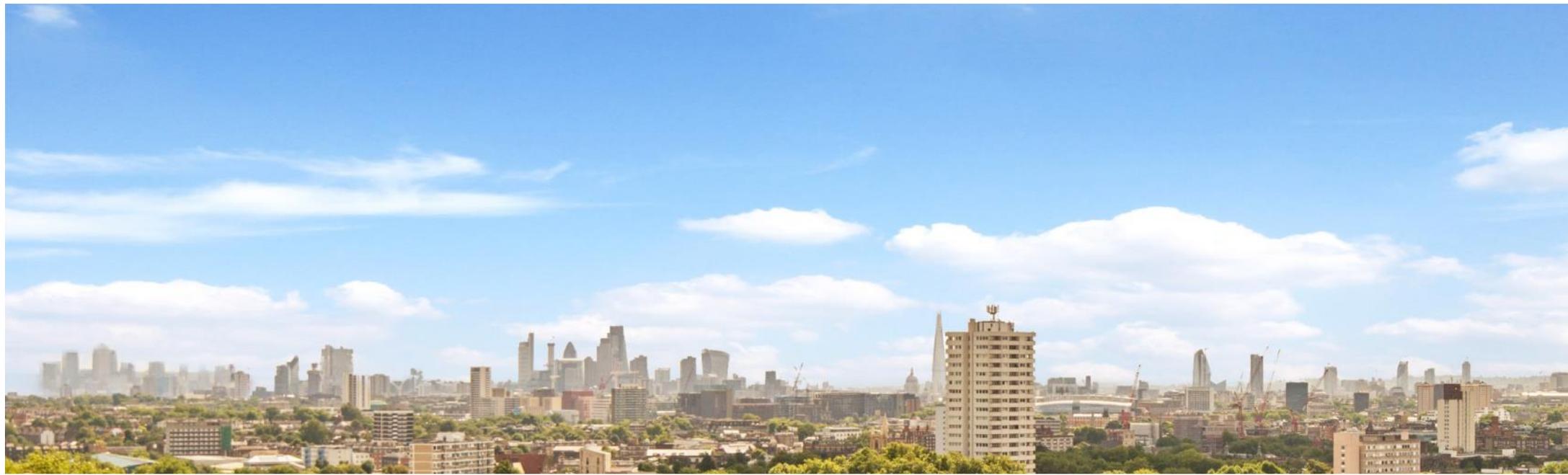


Parliament Hill, Hampstead Heath NW3  
£6,500,000 Freehold. Sole Agents.





## Parliament Hill, Hampstead Heath NW3

A substantial Victorian house (5,166 Sq feet - 479.92 Sq metres) with panoramic views across London; set in this sought after enclave, surrounded by 800 acres of Hampstead Heath.

This exceptionally accommodating family home has been styled superbly by the current owner. The property retains elegant, generously proportioned rooms and rich period details, combined with contemporary decorative finishes.

43' Smallbone kitchen/dining room/sitting room opening to garden • 27' reception room • 22' reception 2/dining room • master bedroom with dressing room and ensuite bathroom • 5 double bedrooms (1 ensuite) • media room/bedroom 7 • study • 2 family bathrooms • 23' entrance hall • 2 guest WCs • utility room • store room • landscaped garden • residents permit parking • EPC Rating E

Located less than 450 feet (137 metres) from Hampstead Heath, the property is one of the largest houses in the South Hill Park Conservation Area of Hampstead. This popular family neighbourhood has the advantage of having no through-traffic and literally abuts Hampstead Heath.

South End Green is close by, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer; while Hampstead Village is just a short stroll (0.6 miles).

Hampstead Heath (London Overground Station) is less than 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.8 miles. There are also frequent bus and night bus services from South End Green.

£6,500,000 Freehold. Sole Agents.



Telephone 020 7794 7794

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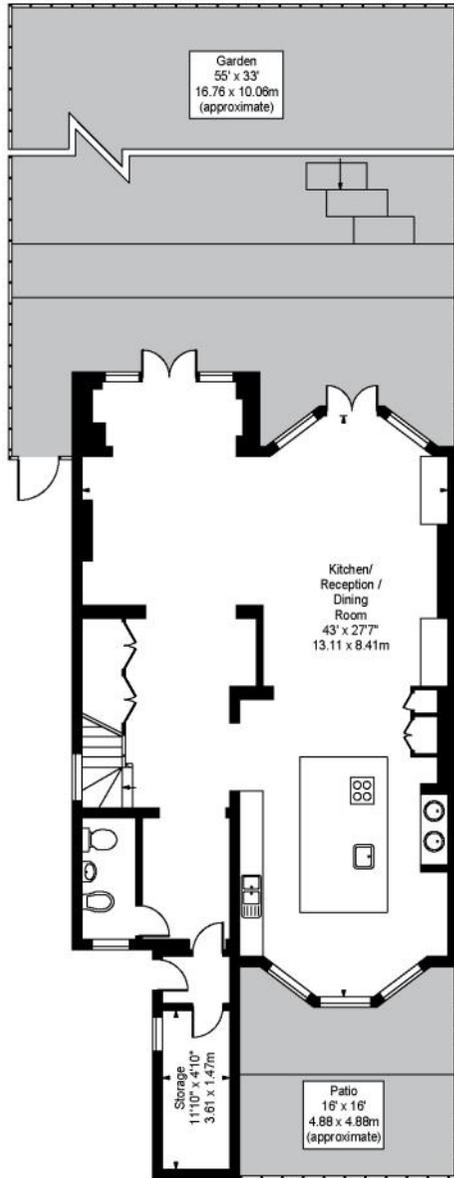




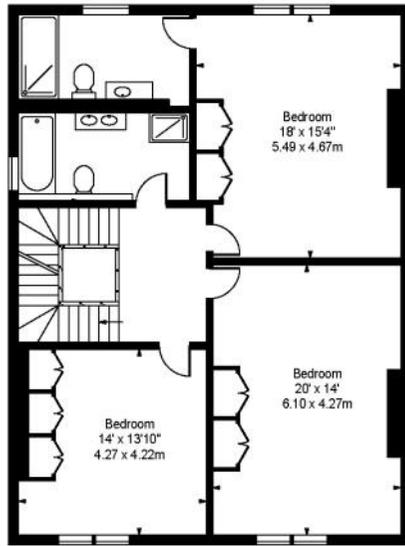




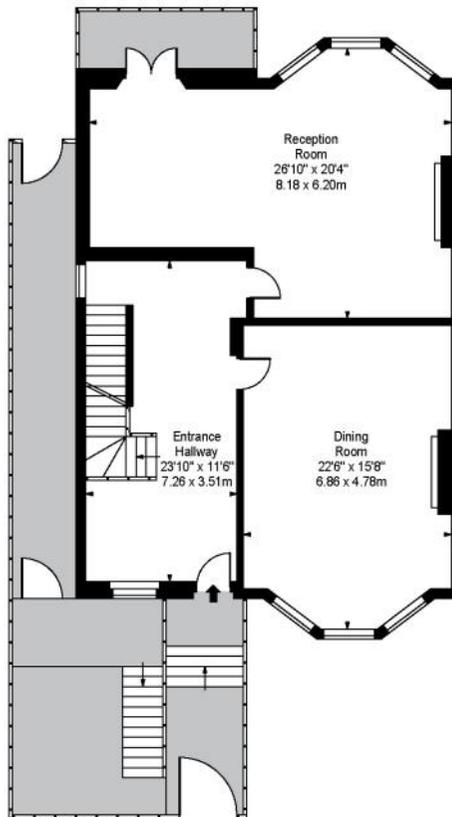




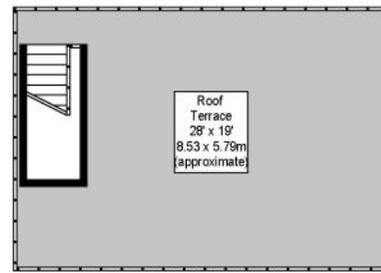
Lower Ground Floor



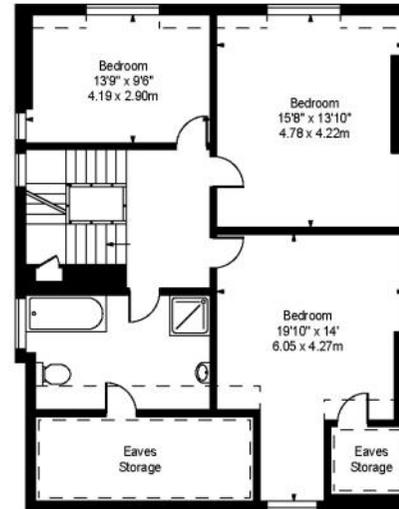
Second Floor



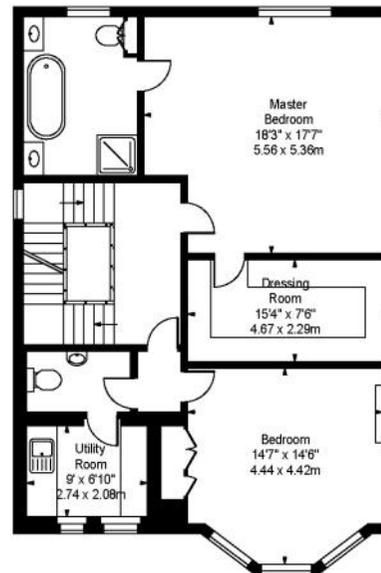
Raised Ground Floor



Fourth Floor



Third Floor



First Floor

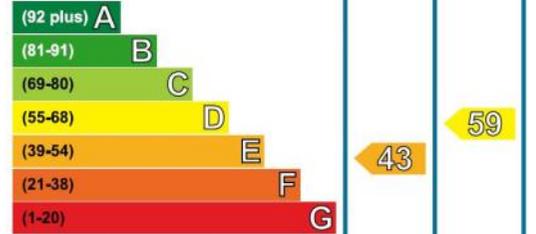
Approx. Gross Internal Area (excl. restricted heights)  
**5,166 Sq Ft - 479.92 Sq M**  
 Approx. Gross Internal Area (incl. restricted heights)  
**5,371 Sq Ft - 498.97 Sq M**

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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