





Parliament Hill, Hampstead NW3

A beautifully presented 2 bedroom upper maisonette (1,100 Sq Ft), with a 28' living space opening to a 19' roof terrace; moments from Hampstead Heath.

The property occupies the second and third floors of an end of terrace Victorian house and benefits from wooden floors, a Shaker kitchen and a stylish bathroom.

28' reception room, dining room & open-plan kitchen • 2 double bedrooms
• bathroom • 19' roof terrace • entrance on first floor • share of freehold
• residents permit parking

The South Hill Park Conservation Area is a popular Hampstead neighbourhood which has the advantage of having no through-traffic and is surrounded by Hampstead Heath, which is approximately 150m from the property. South End Green is less than a 2 minute walk, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer; while Hampstead Village is 0.4 miles, less than a 10 minute stroll.

Hampstead Heath (London Overground Station) is less than a 2 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.6 miles. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

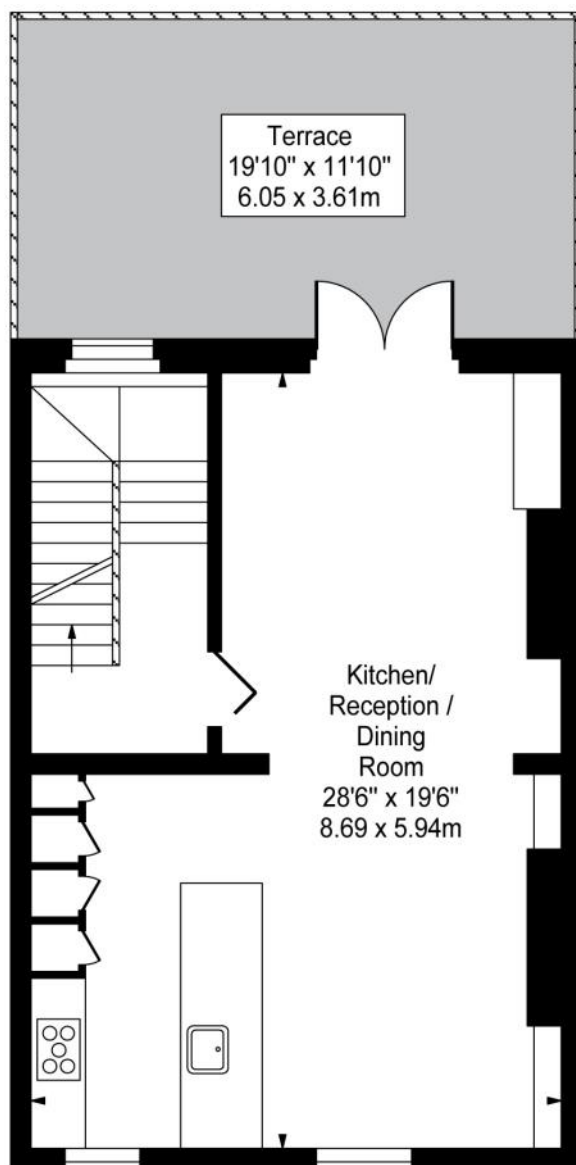
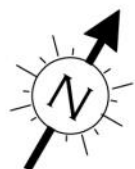
£1,150,000 Share of Freehold. Joint Sole Agents.





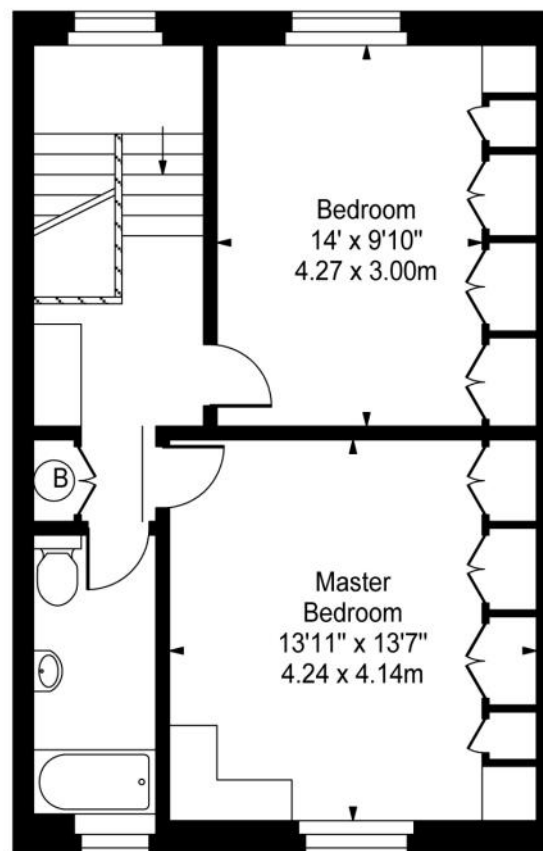






First Floor

Second Floor



Third Floor

Approx. Gross Internal Area (incl. cellars)
1,101 Sq Ft - 102.28 Sq M

For Illustration Purposes Only - Not to Scale
 Floor Plan by 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	54	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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