

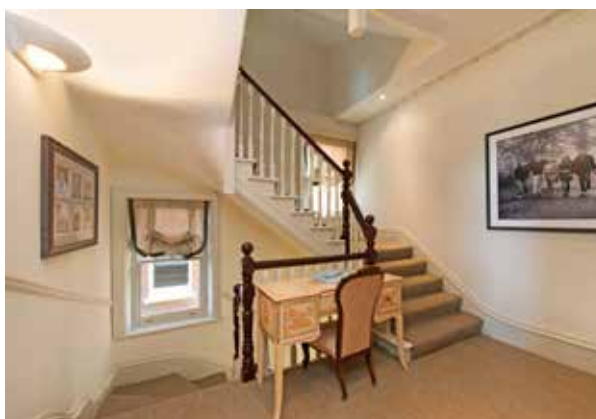


PARLIAMENT HILL
LONDON NW3

A SUBSTANTIAL FAMILY HOUSE WITH EXPANSIVE



E VIEWS ACROSS LONDON



The property is situated in the South Hill Park Conservation Area of Hampstead; a sought after family neighbourhood which literally abuts Hampstead Heath and has the advantage of having no through-traffic.

South End Green is a short stroll and has an excellent mix of gastro pubs, neighbourhood restaurants & cafés, independent shops, and the areas only Marks & Spencer.

The Hampstead Heath London Overground Station is a short walk and travel to Canary Wharf requires just a single change. The closest London Underground station is Belsize Park (Northern Line), approximately a 12 minute walk and there are frequent bus services from South End Green. Residents permit parking is available.

ACCOMMODATION

- | 43' Entertaining/kitchen & dining room
- | 20' reception room
- | 20' TV room
- | Master bedroom suite comprising:
 - 26' master bedroom, 18' dressing room
 - bathroom and kitchenette
- | Eat in kitchen
- | 5 double bedrooms (2 ensuite)
- | Study area
- | 2 Bathrooms
- | 2 Guest WCs
- | Utility room
- | Boiler room
- | Store room
- | Landscaped garden
- | EPC Rating D

TERMS

- Tenure | Freehold
- Guide Price | Price on Application






Set in this quiet sought after enclave of Hampstead, the semi-detached Victorian house offers exceptional well-proportioned accommodation in excess of 5,000 sq ft – 464.5 sq m

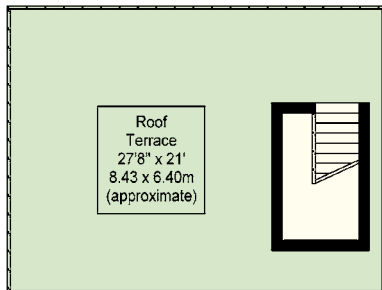
The property boasts an elegant 36 Ft entrance hall, a 43 Ft entertaining/living/ dining room including a bespoke Smallbone kitchen, a master bedroom suite which occupies the entire third floor and approximately 1,000 Sq Ft – 92.9 Sq M of lateral space on each floor.

APPROX GROSS INTERNAL AREA

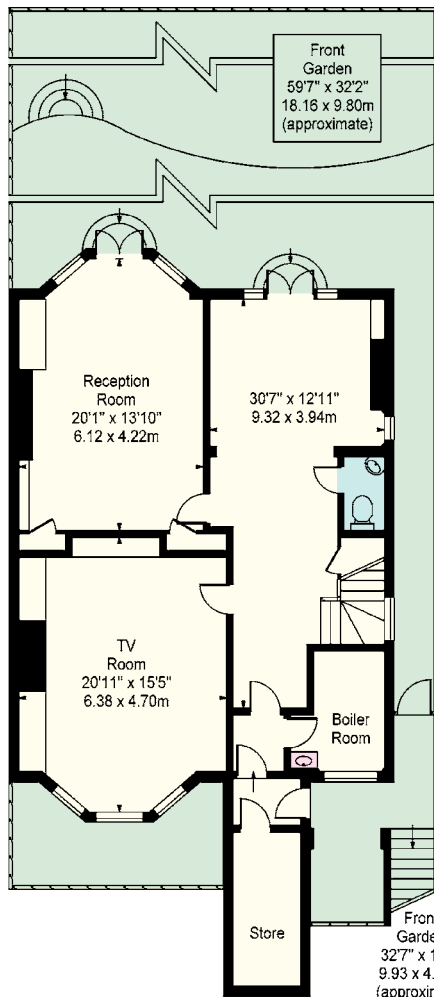
4,961 SQ FT - 460.88 SQ M

APPROX FLOOR AREA INCLUDING RESTRICTED HEIGHTS 5,104 SQ FT - 474.16 SQ M

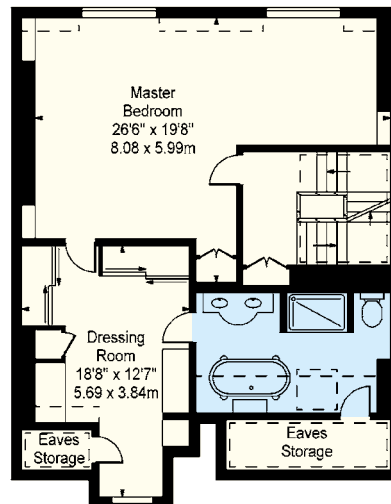
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(81-92) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			79
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



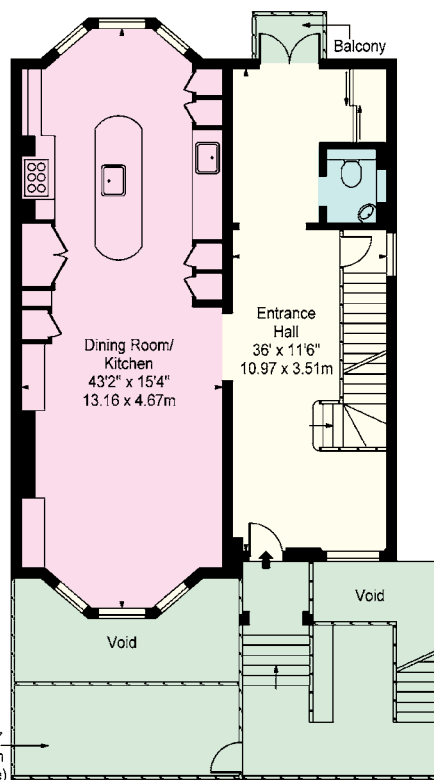
FOURTH FLOOR



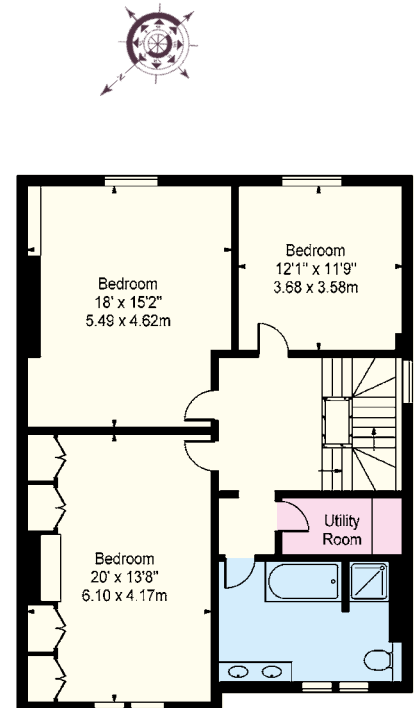
LOWER GROUND FLOOR



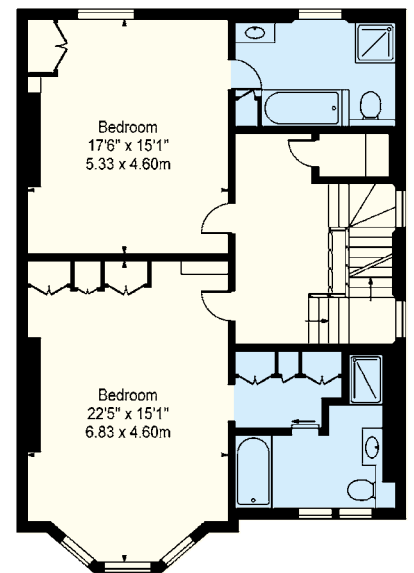
THIRD FLOOR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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020 7794 7794

sales@amberden.co.uk

www.amberden.co.uk

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