



PARLIAMENT COURT

FLATS 19-24



Parliament Court, Parliament Hill, NW3

An un-modernised 3 bedroom flat (879 Sq Ft - 81.66 Sq M) - with far reaching views - on the second (top) floor of a popular art-deco purpose built block, moments from Hampstead Heath.

The property now requires complete refurbishment and offers excellent potential, well-proportioned accommodation and a south facing communal walkway - accessible from the kitchen - offers fresh air and uninterrupted views.

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

The property is approximately 400 feet (120 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 a 12 minute walk and there are frequent bus services from South End Green.

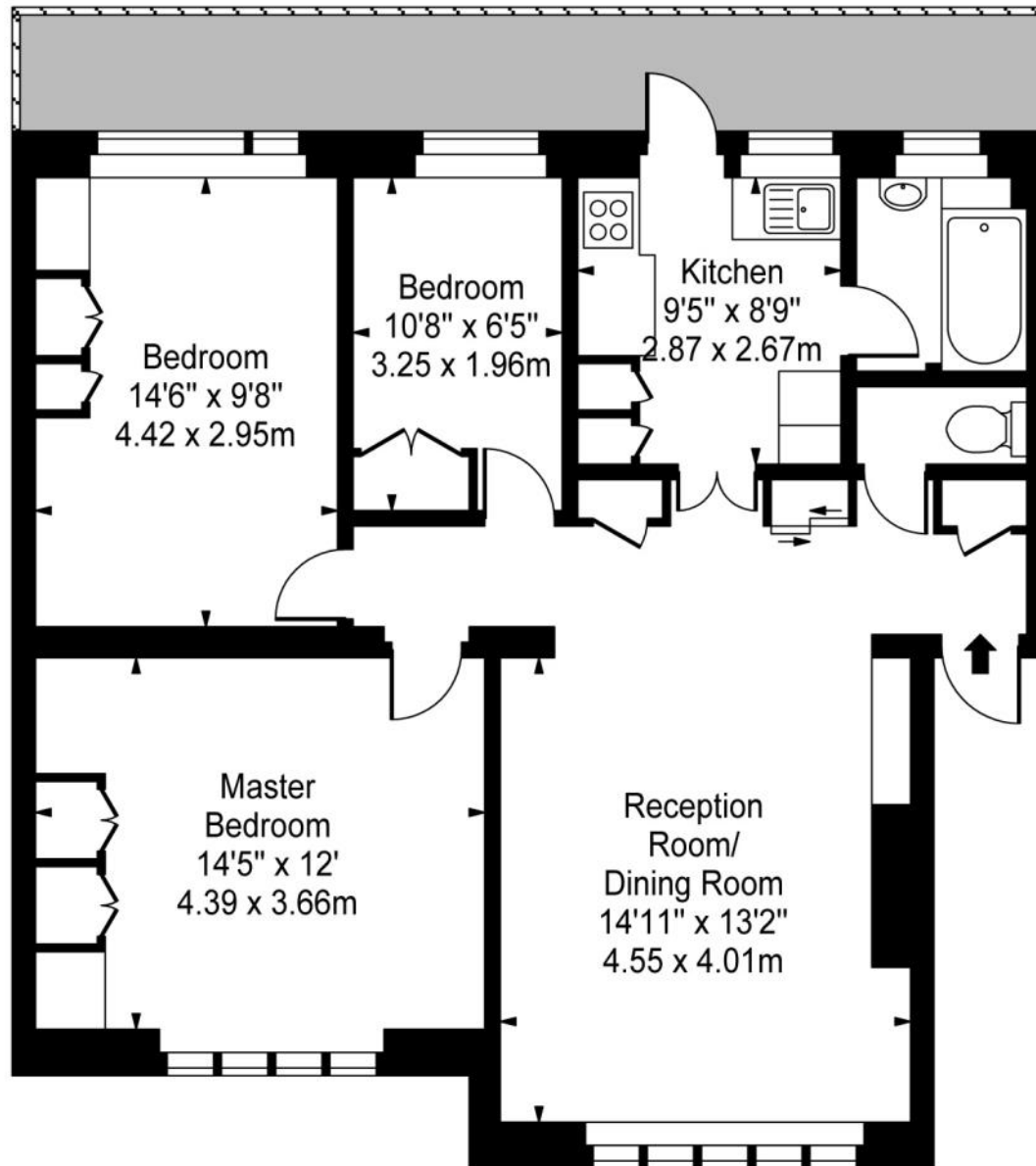
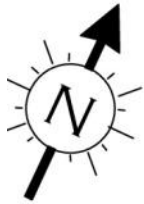
Tenure: Lease: 130 years (less 21 days) from 24 June 1988 & Share of Freehold.
Ground Rent: £85 rising to £510 **Service Charge:** To be advised

Offers in the region of £799,950 Share of Freehold









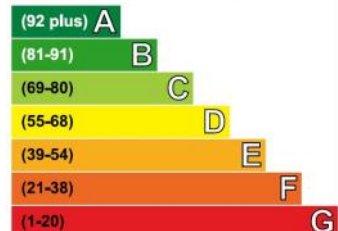
Approx. Gross Internal Area
879 Sq Ft - 81.66 Sq M

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

Very energy efficient - lower running costs



Current	Potential
49	62

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