







## South Hill Park, Hampstead NW3

A 2 bedroom ground floor (basement) flat with a 24' open plan kitchen/living space and an architect designed glass extension opening to a private west facing garden, situated moments from Hampstead Heath.

24' open plan kitchen/living space • 2 bedrooms • architect designed glass extension • bathroom • garden shed • storage • resident permit parking • EPC rating D • Leasehold: 999 years from 01 May 2015 & Share of Freehold

The property is less than 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.

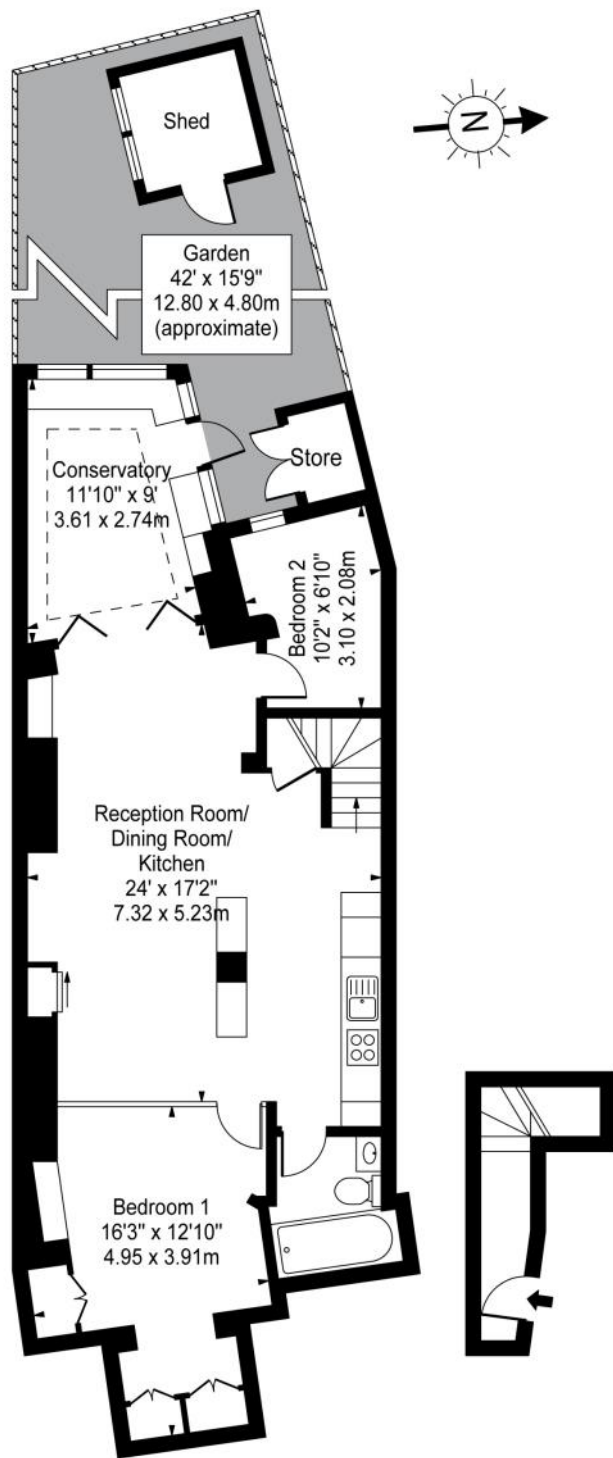
£825,000 Share of Freehold. Sole Agents.











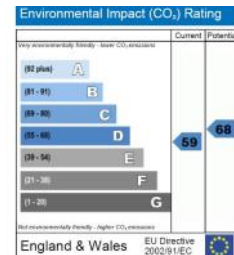
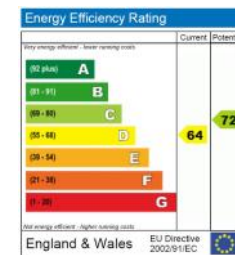
Lower Ground Floor

Ground Floor Entrance

Approx. Gross Internal Area  
**830 Sq Ft - 77.11 Sq M**  
(excluding shed)

**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.



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