





## South Hill Park, Hampstead NW3

A stunning, newly refurbished, 2 double bedroom flat, on the third (top) floor of a newly renovated building, situated moments from Hampstead Heath, in the popular South Hill Park Conservation Area.

The refurbishment has been carried out with great attention to detail, including luxurious bathrooms, bespoke fitted wardrobes and wooden floors throughout.

20' reception & open-plan kitchen • 2 double bedrooms (1 ensuite) • bathroom  
• storage • new lease • residents permit parking • EPC rating F

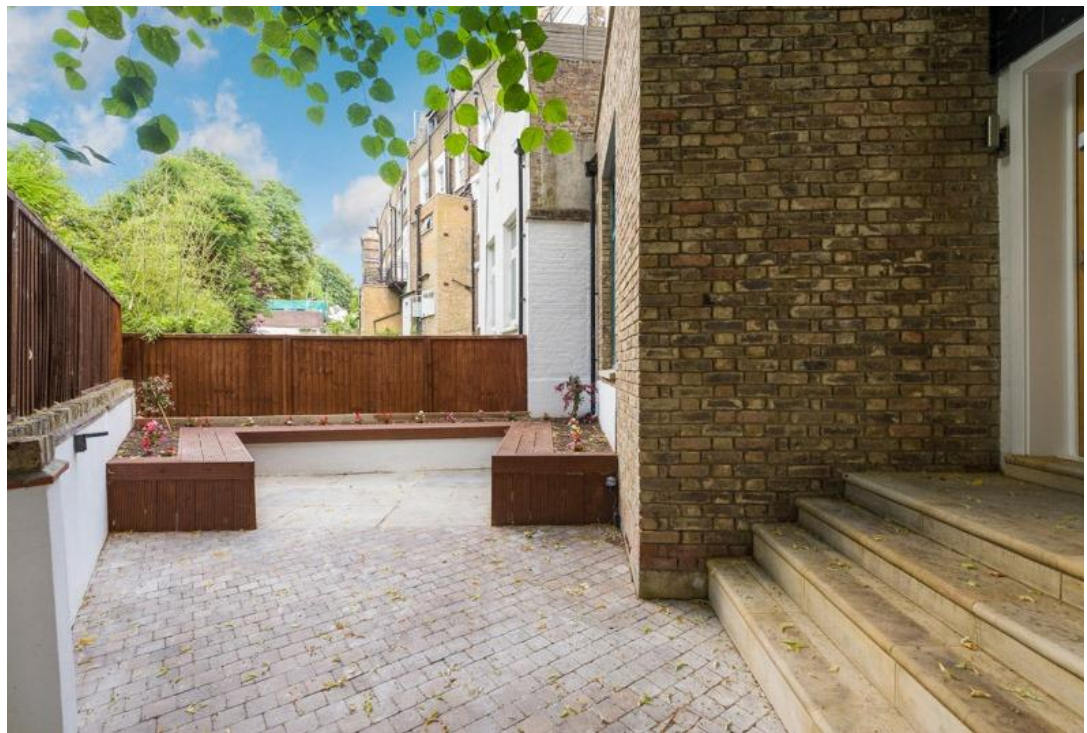
The property is less than 400 feet (120 metres) from Hampstead Heath and South End Green is on the door step, with a great mix of cafes, gastro-pubs, neighbourhood restaurants, independent shops and Marks & Spencer. Hampstead Village is approximately 0.6 miles, an 11 minute walk.

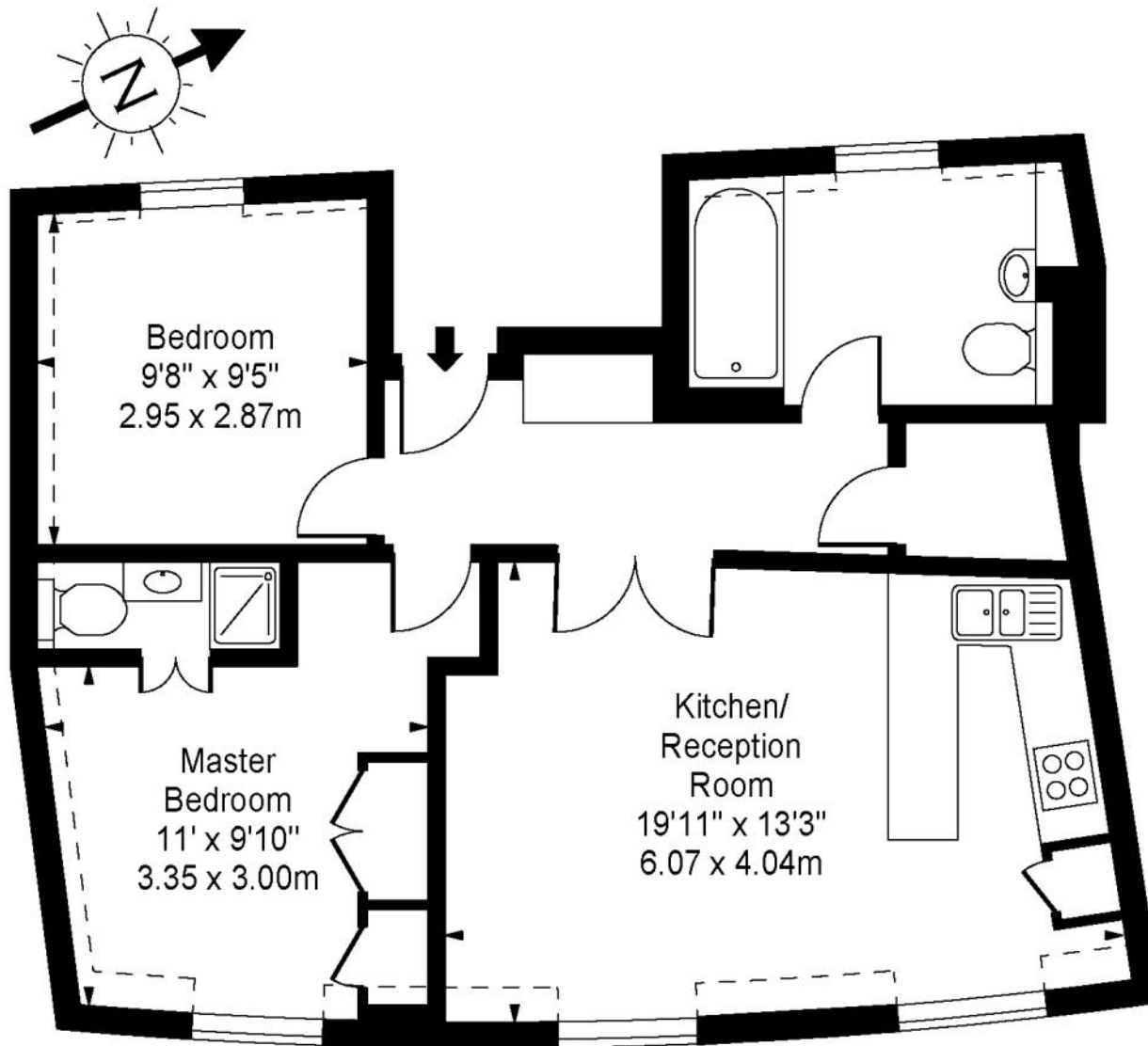
The Hampstead Heath London Overground Station is virtually opposite and travel to Canary Wharf requires just a single change. The closest London Underground station is Belsize Park (Northern Line), approximately a 12 minute walk and there are frequent bus services from South End Green.

£825,000 Leasehold.







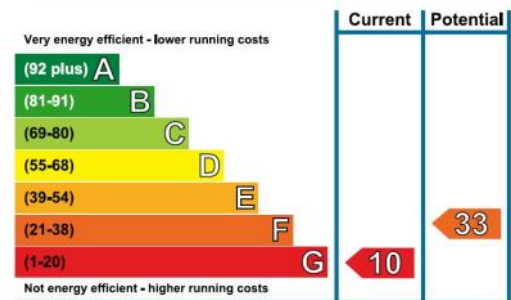


Approx. Gross Internal Area  
**657 Sq Ft - 61.03 Sq M**  
Including restricted heights

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



Telephone 020 7794 7794



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