



South Hill Park, Hampstead NW3
£1,150,000 Share of Freehold. Sole Agents.

AMBERDEN
ESTATES



South Hill Park, Hampstead NW3

An exceptionally rare and beautifully presented, 2 double bedroom purpose built flat, with a private balcony and stunning views across Hampstead Ponds.

The flat has been refurbished with meticulous attention to detail by the current owner to include a well-appointed modern fitted kitchen and integrated appliances, under floor heating and a luxurious shower room.

Set on the second floor of a small 1960's purpose built block with eight flats; Lake House was thoughtfully designed to maximise natural light and provides well-proportioned lateral accommodation (in excess of 800 square feet) – unique in this sought after location.

16' reception room opening to 14' kitchen • 2 double bedrooms • shower room
• balcony overlooking Hampstead Ponds • residents permit parking • share of freehold
• EPC rating C

The property is situated in the popular South Hill Park Conservation Area, a popular Hampstead neighbourhood, South End Green is close by, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer; while Hampstead Village is just a short stroll (0.4 miles).

Hampstead Heath (London Overground Station) is less than a 2 minute walk. The nearest London Underground station, Belsize Park (Northern Line), is 0.7 miles. There are also frequent bus and night bus services from South End Green.

Tenure: 999 years from 27 January 1975 & Share of Freehold. Ground Rent: To be advised. Service Charge: To be advised.

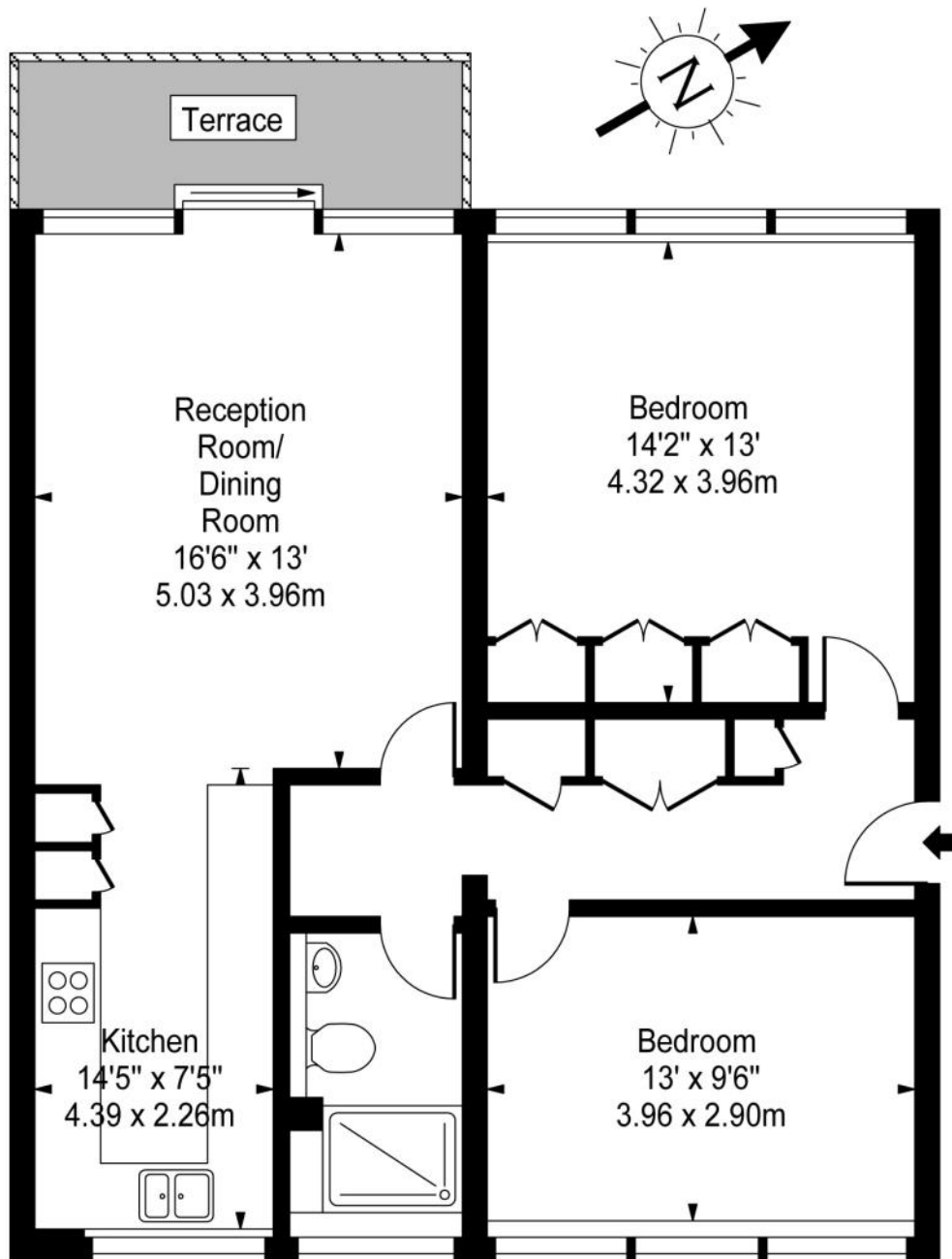
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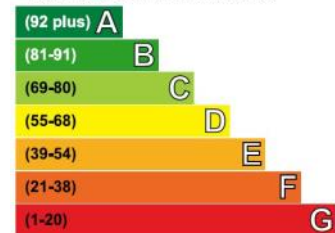
Approx. Floor Area
816 Sq Ft - 75.80 Sq M

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
76	82

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