





## Nassington Road, Hampstead NW3

An accommodating 5/6 bedroom Victorian house, with a 90' south facing garden and far reaching views across London; set in this sought after enclave, in Hampstead.

The semi-detached property extends to 2,850 Sq Ft, in addition to a large unconverted attic, is available for the first time in almost 50 years.

This unspoiled house retains its' original period features including decorative plasterwork, leaded glass windows and original fireplaces, while offering excellent potential to re-model and extend to create a fine family home.

2 reception rooms • 5 double bedrooms • study • kitchen • dining room • bathroom • shower room • guest cloakroom • 2x cellars • store • unconverted attic with Velux windows • 92' south facing garden • residents permit parking

The South Hill Park Conservation Area is a popular family neighbourhood which has the advantage of having no through-traffic and is surrounded by Hampstead Heath, which is approximately 200m from the house.

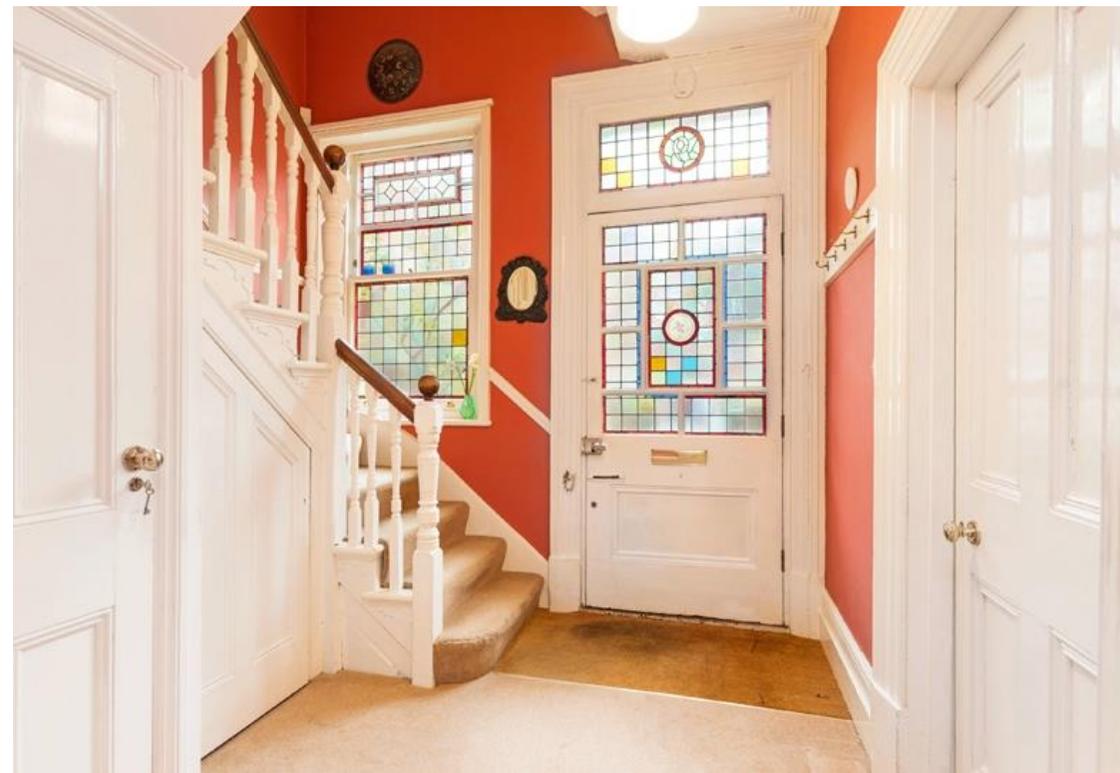
South End Green is close by, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer; while Hampstead Village is 0.5 miles, less than a 10 minute stroll.

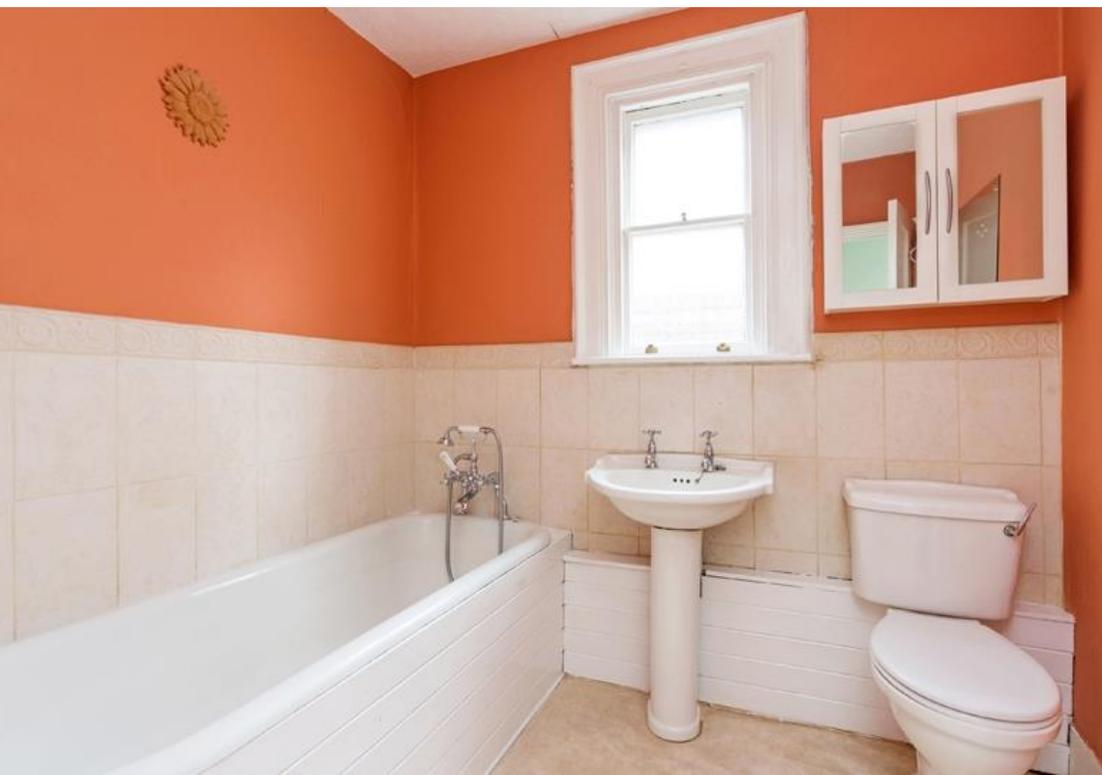
Hampstead Heath (London Overground Station) is less than 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.7 miles. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

£3,550,000 Freehold. Sole Agents.



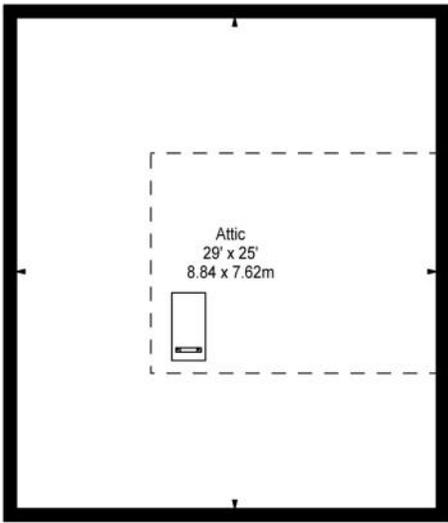




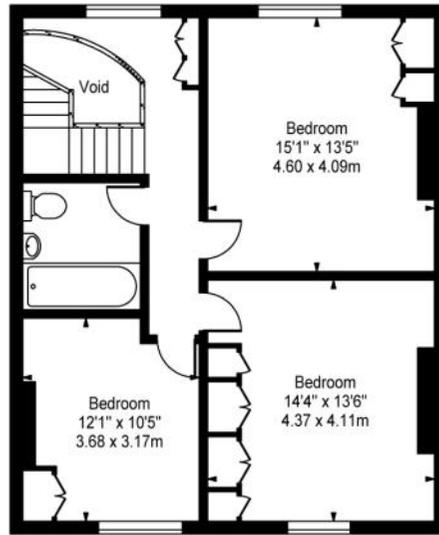




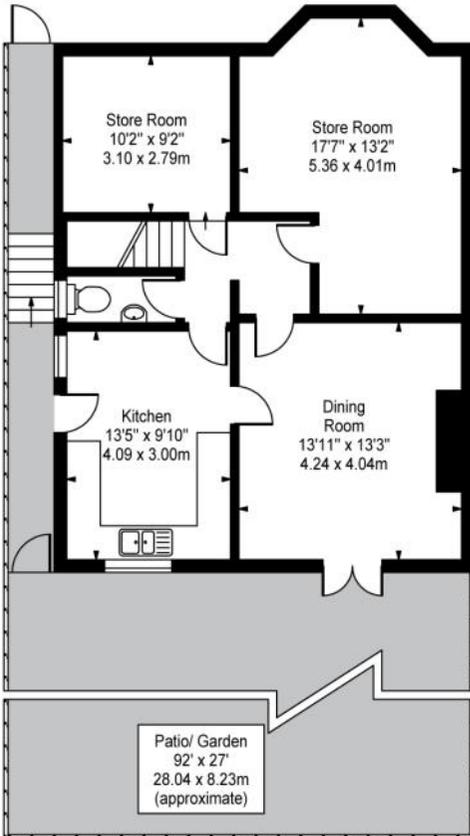
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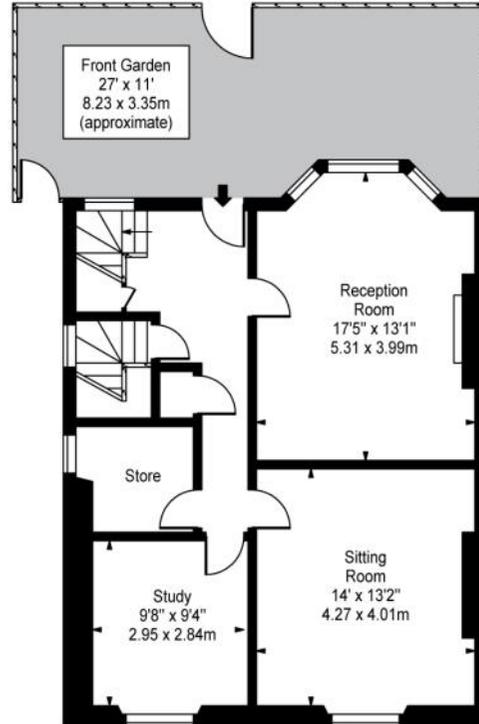
Third Floor



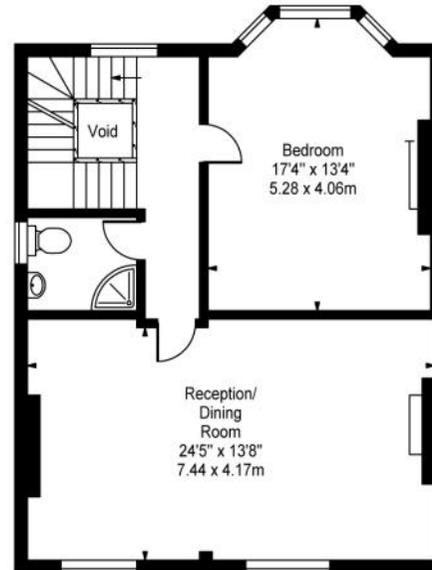
Second Floor



Lower Ground Floor



Raised Ground Floor



First Floor

Approx. Gross Internal Area (incl. cellars)  
**2,851 Sq Ft - 264.86 Sq M**  
 Approx. Gross Internal Area  
 (incl. restricted heights & attic)  
**3,576 Sq Ft - 332.22 Sq M**

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

Very energy efficient - lower running costs



Telephone 020 7794 7794

