





Nassington Road, Hampstead NW3

A large, well-proportioned, one bedroom first floor flat, with excellent potential and fabulous views, situated moments from Hampstead Heath.

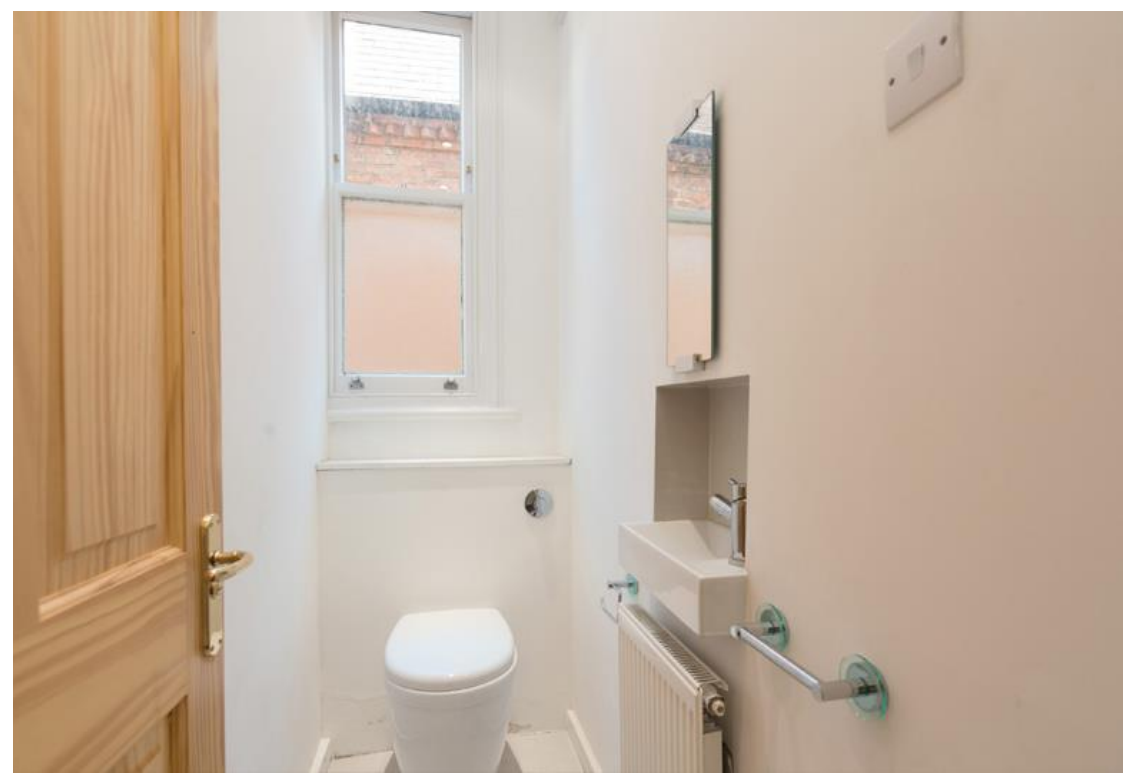
Set in an attractive semi-detached Victorian house, the property (715 Sq Ft - 66.4 Sq M) offers a great opportunity for refurbishment, whether for an owner occupier as a residential letting investment.

16'6 reception room • 15'4 double bedroom • 12'4 kitchen • bathroom • WC
• residents permit parking • EPC rating TBA • 189 years from 24 June 1972

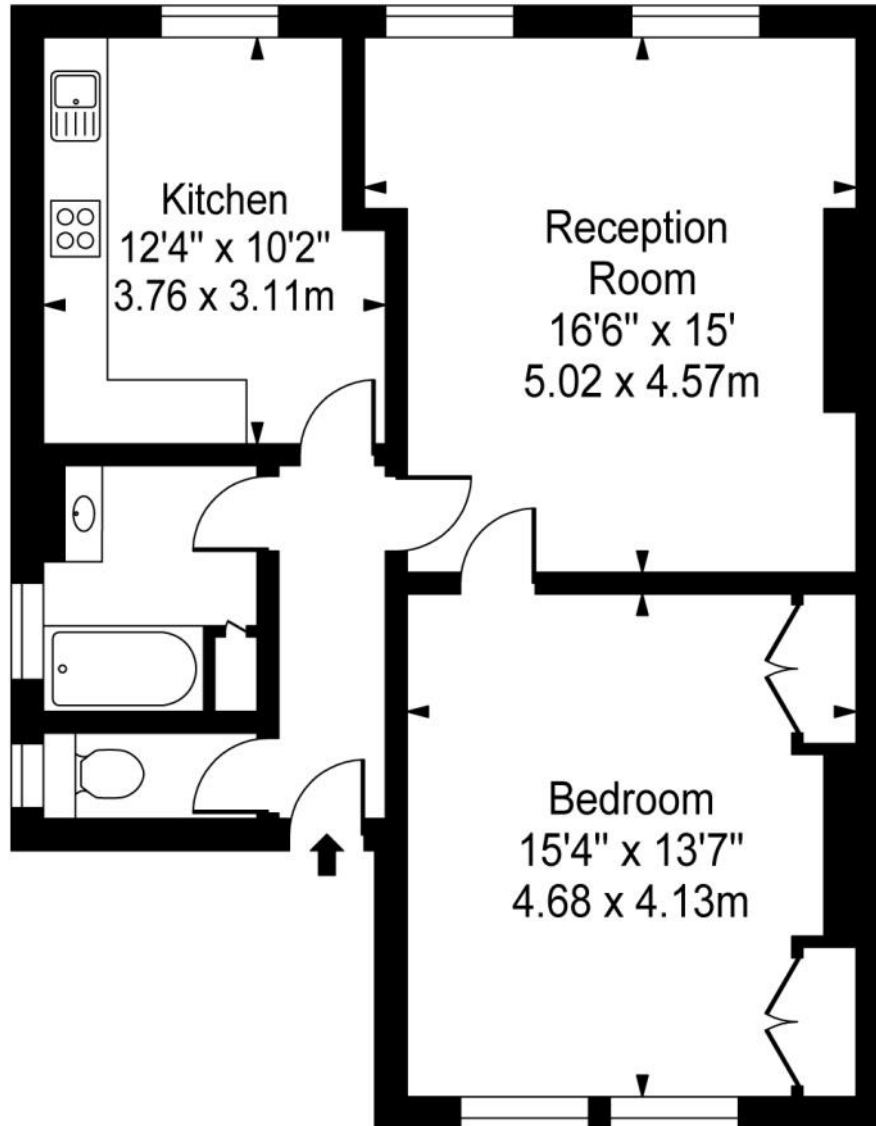
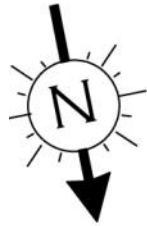
The property is less than 500 feet (150 metres) from Hampstead Heath and South End Green is a short stroll, with a great mix of local shops, café's, pubs & restaurants, in addition to the areas only Marks & Spencer. Hampstead Village is approximately 0.5 miles.

The Hampstead Heath London Overground Station is approximately a 3 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.

£700,000 Leasehold. Joint Sole Agents.



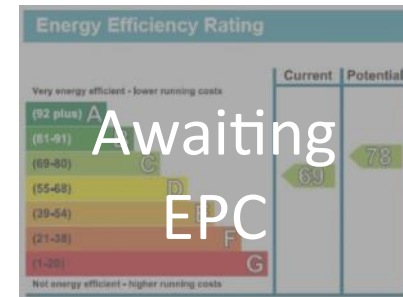




First Floor

Approx. Gross Internal Area
715 Sq Ft - 66.4 Sq M

For Illustration Purposes Only - Not to Scale - Datagraphy
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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