

Parliament Hill, Hampstead NW3  
£2,400,000 Leasehold. Sole Agents

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ESTATES





## Parliament Hill, Hampstead NW3

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Exceptionally rare; one of only a small number of garden maisonettes in the South Hill Park Conservation Area.

A thoughtfully planned home which has been refurbished in recent years to an exceptional standard, the property offers three/four bedrooms, a 17' reception room and a kitchen/breakfast room which leads down to a 70' south facing garden.

The property is arranged over the raised and lower ground floors of a semi-detached Victorian house.

Reception • master bedroom • 2/3 further bedrooms • kitchen/dining room opening to rear garden • shower clean • guest cloakroom • residents permit parking • EPC Rating D

The property is situated in the South Hill Park Conservation Area, a popular family neighbourhood with Hampstead Heath literally on the door step.

South End Green is a short stroll, with a good mix of gastro pubs, neighbourhood restaurants, local stores including delicatessens and boutiques; in addition to the areas only Marks & Spencer.

The Hampstead Heath London Overground Station is a short walk & travel to Canary Wharf requires just a single change. The closest London Underground station is Belsize Park (Northern Line) - approximately a 10 minute walk and there are frequent bus services from South End Green.

Residents permit parking is available

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Telephone 020 7794 7794

6 South Hill Park, London NW3 2SB | [sales@amberden.co.uk](mailto:sales@amberden.co.uk)

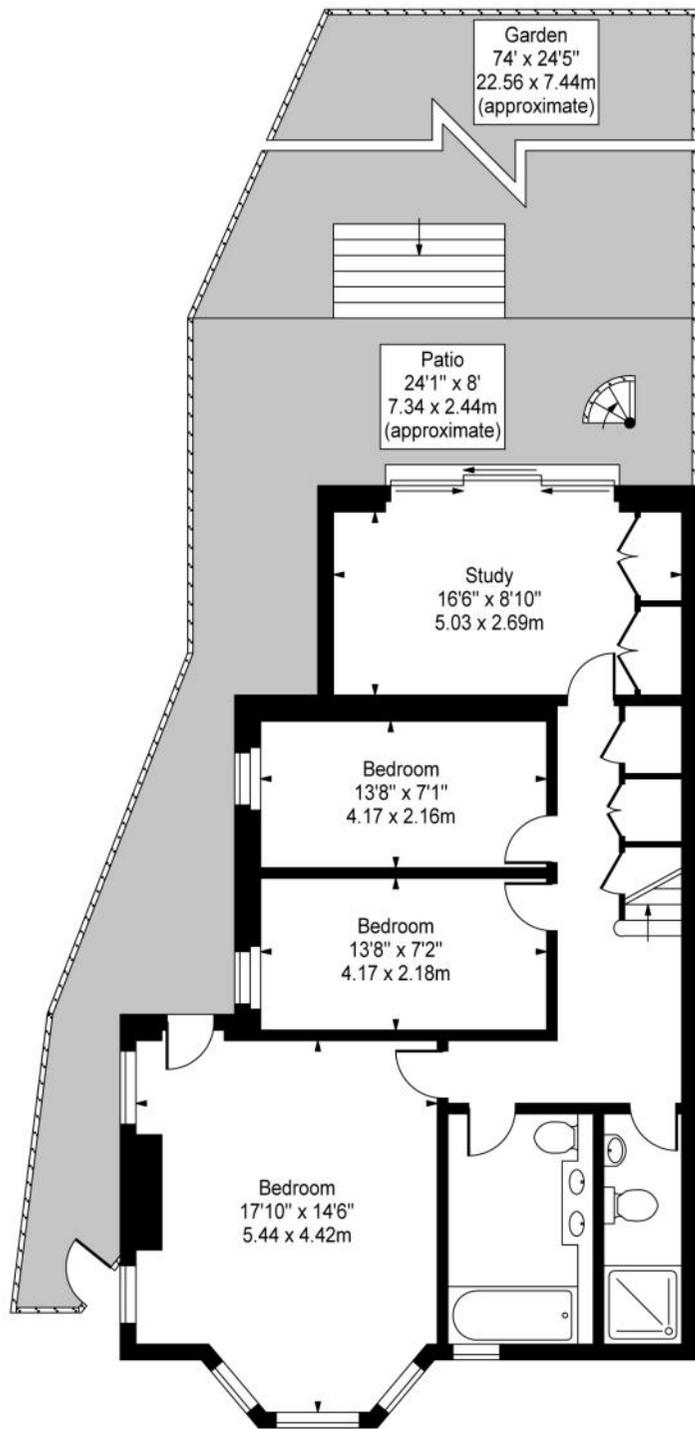




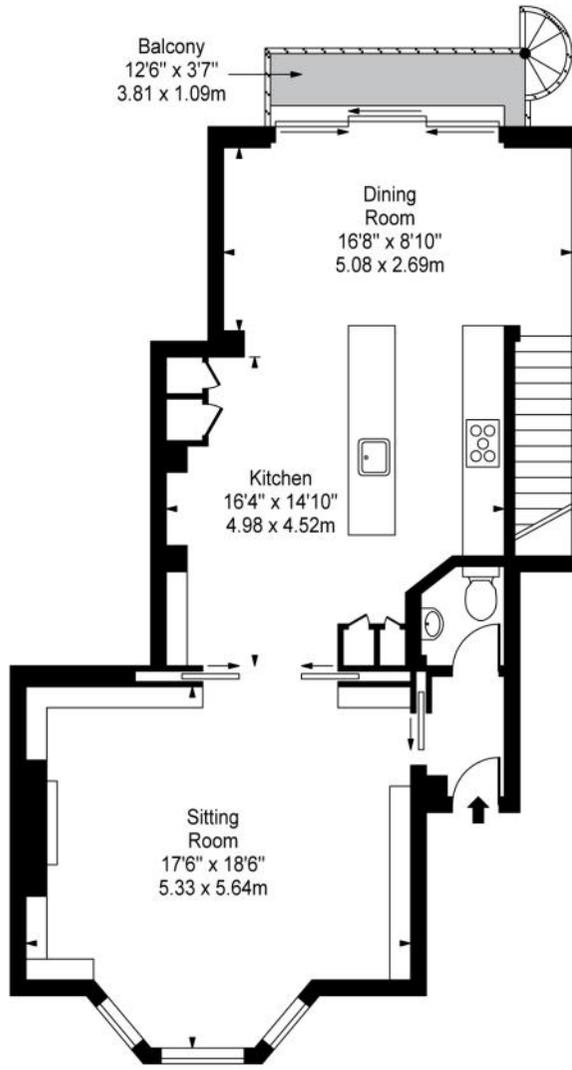








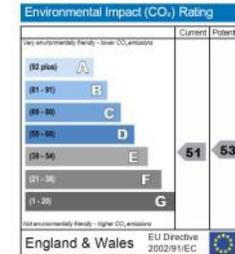
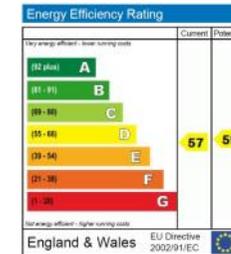
Lower Ground Floor



Raised Ground Floor

Approx. Gross Internal Area  
**1649 Sq Ft - 153 Sq M**

**For Illustration Purposes Only - Not to Scale - Floor Plan by [www.bkrfloorplans.co.uk](http://www.bkrfloorplans.co.uk)**  
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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