







## Parliament Hill, Hampstead NW3

A great opportunity to acquire an unmodernised two double bedroom flat, with excellent potential, in a sought after Hampstead location.

The property has a 17' reception, 16' main bedroom, second double bedroom, original features & offers well-proportioned accommodation; set on the second floor of a Victorian house with a share of the freehold.

17' reception room • 16' main bedroom • second double bedroom • kitchen  
• bathroom • residents permit parking • EPC-E

The property is situated in the popular South Hill Park Conservation Area, a popular Hampstead neighbourhood, with the Heath less than a one minute walk from the property.

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 (0.6 miles).

Hampstead Heath (London Overground Station) is less than a 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.8 miles. There are also frequent bus and night bus services from South End Green.

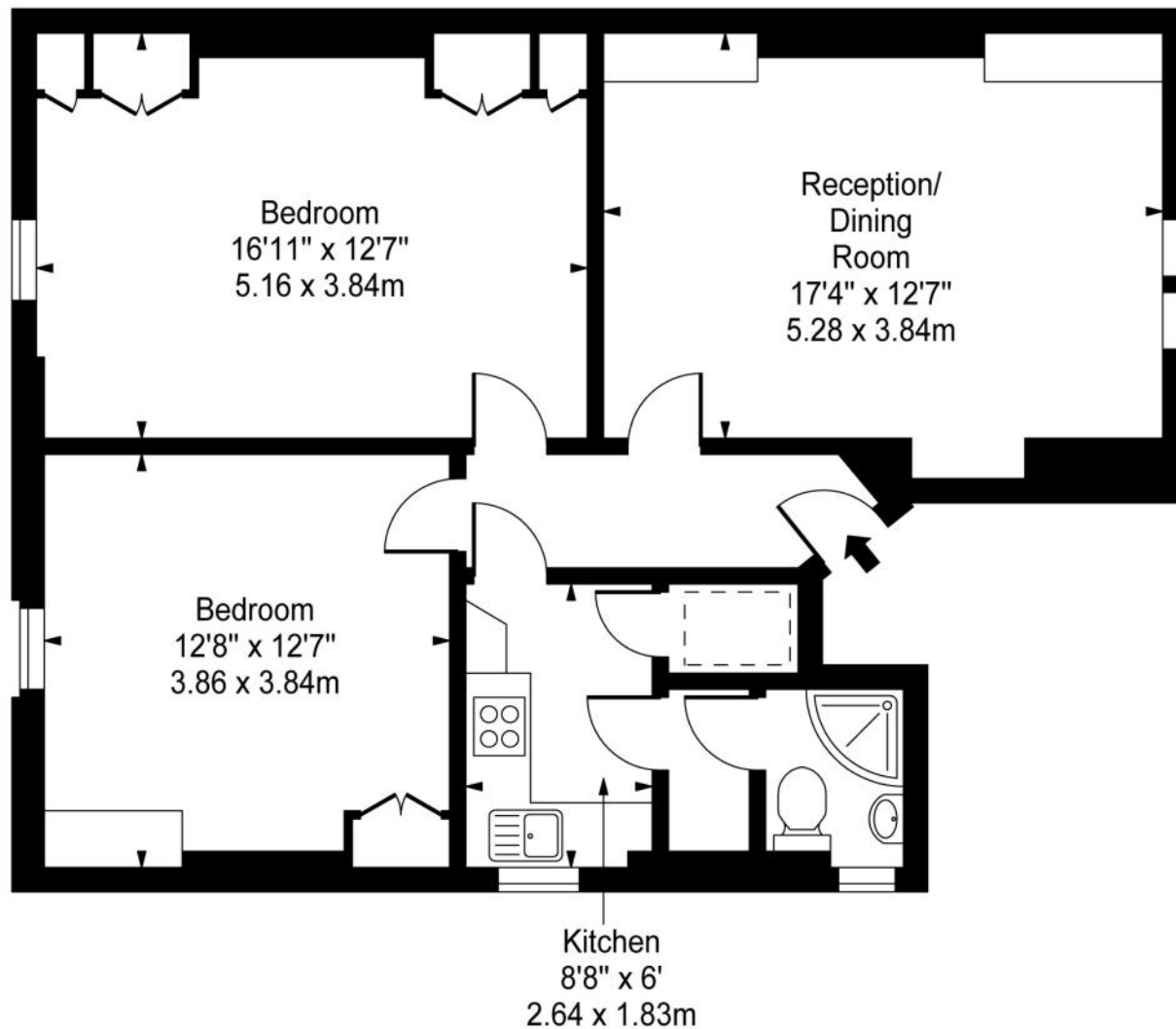
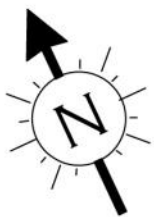
£700,000 Share of Freehold. Sole Agents.











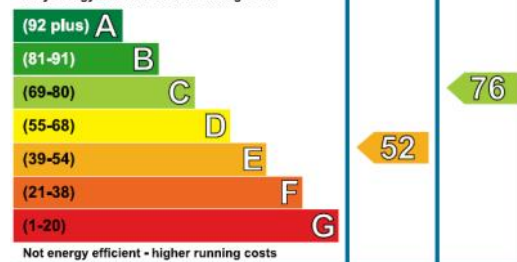
Approx. Gross Internal Area  
**770 Sq Ft - 71.53 Sq M**  
Including restricted heights

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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