





South Hill Park, Hampstead NW3

An accommodating 4/5 bedroom family house (2,650 Sq Ft) with a delightful west facing garden, situated in a much sought-after enclave of Hampstead, adjacent to Hampstead Heath.

The 4 storey end of terrace Victorian house retains fine period details and offers excellent potential to a buyer wishing to refurbish a property in accordance with their own requirements.

30' interconnecting reception rooms • reception 3 opening to • dining room • bedroom & ensuite bathroom • 3 further bedrooms • kitchen • bathroom • shower room • guest WC • conservatory • rear garden • side garden • residents permit parking
• energy rating D

The property is situated in the South Hill Park Conservation Area of Hampstead; a popular family neighbourhood which literally abuts Hampstead Heath and has the advantage of having no through-traffic.

South End Green is a short stroll and has a great mix of local shops, café's, pubs & restaurants, in addition to the areas only Marks & Spencer.

The Hampstead Heath London Overground Station is a short 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.

£3,150,000 Freehold.





Approx. Gross Internal Area
2653 Sq Ft - 246 Sq M

For Illustration Purposes Only - Not to Scale - Plan by photoplan

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

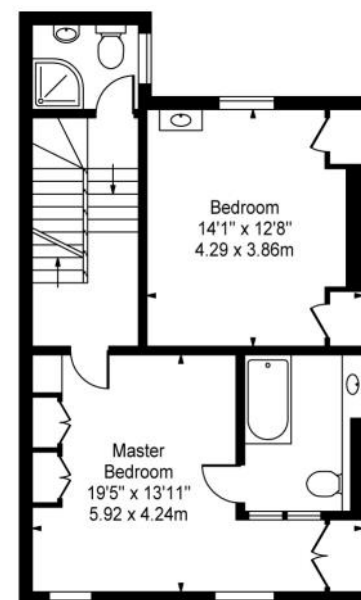
Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	80

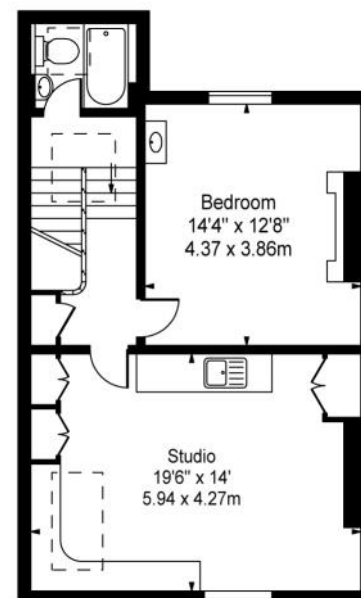
Telephone 020 7794 7794



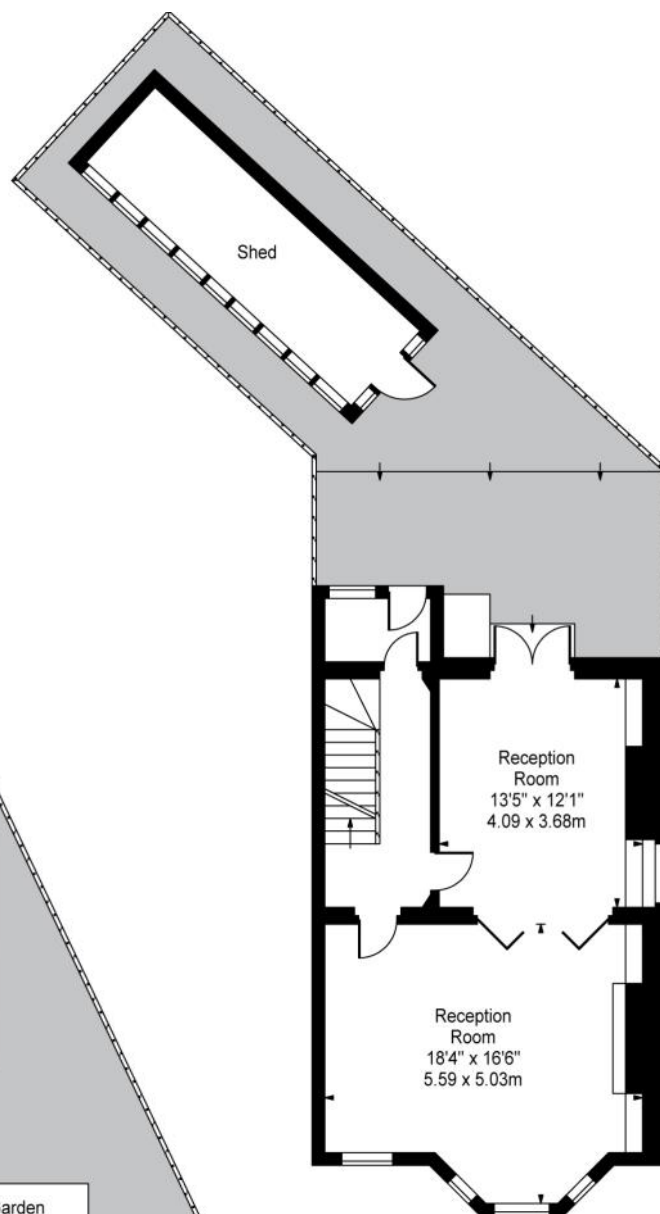
AMBERDEN
ESTATES



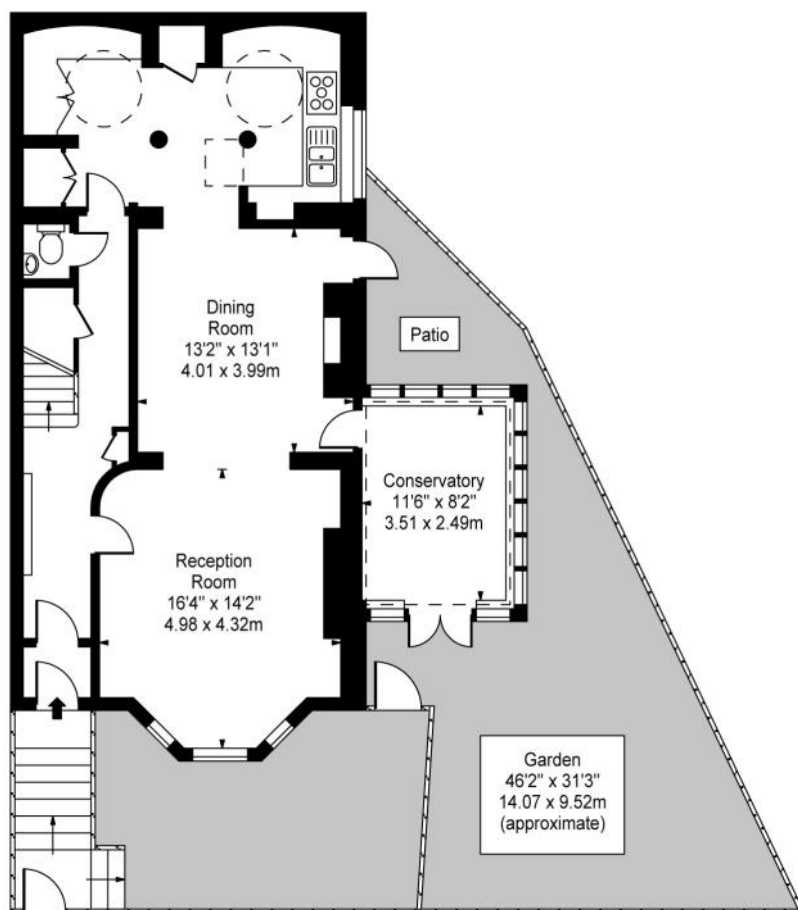
Second Floor



Third Floor



First Floor



Ground Floor