







## South Hill Park, Hampstead NW3

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An exceptionally rare, 2 double bedroom ground floor purpose built flat, with a balcony and a private garden and stunning views across Hampstead Ponds.

Lake House is a small 1950's purpose built block with just eight flats; each of which were thoughtfully designed to maximise natural light, providing well-proportioned lateral accommodation (in excess of 800 square feet) – unique in this sought after location.

The property requires updating and offers a rare blank canvas to create a fabulous contemporary home.

16' reception room • 2 double bedrooms • kitchen • bathroom • balcony • 80' garden • residents permit parking • EPC rating D

The property is situated in the popular South Hill Park Conservation Area which literally abuts Hampstead Heath; neighbourhood restaurants, shops & bars - in addition to the areas only Marks & Spencer - are literally on the door step South End Green.

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.

Tenure: 999 years from 25 December 1974 & Share of Freehold. Ground Rent: To be advised. Service Charge: To be advised.

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£1,250,000 Share of Freehold. Sole Agents.

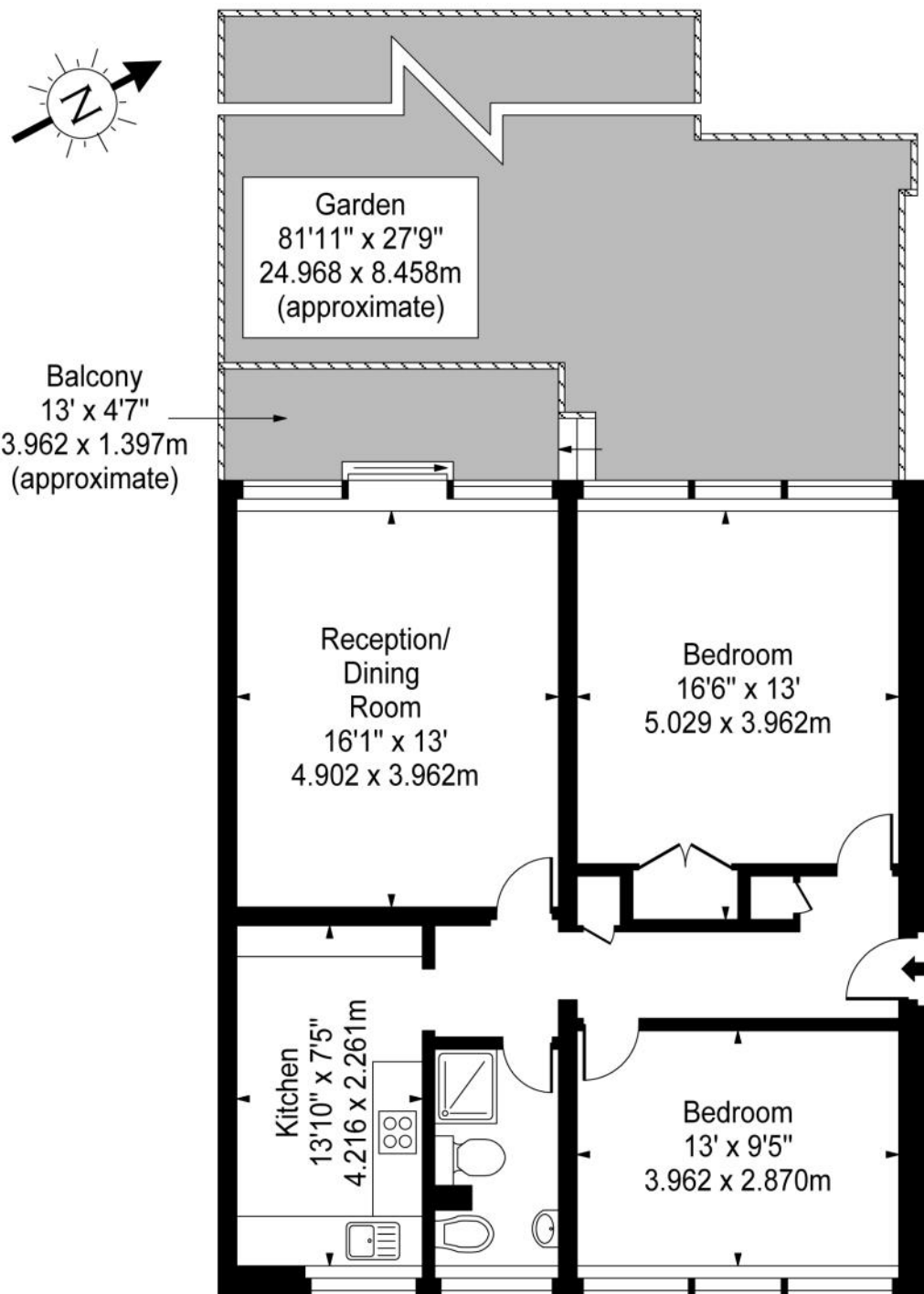








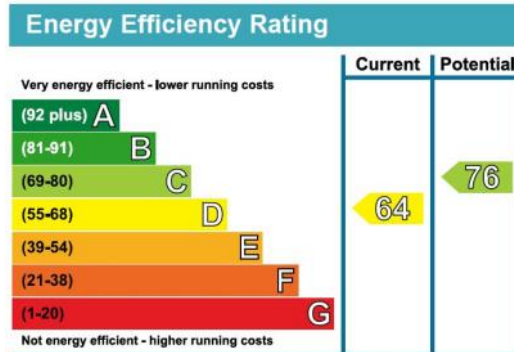




Approx. Gross Internal Area  
**816 Sq Ft - 75.81 Sq M**

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.



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