

View from house





South Hill Park, Hampstead NW3

An exceptional opportunity to acquire a family house with unrivalled views across Hampstead Heath and a 60' garden backing onto Hampstead Ponds.

Available for the first time in more than 25 years, the end of terrace Victorian house, currently 2,800 Sq Ft (260 Sq M), requires refurbishment and offers a blank canvas for a purchaser to create a bespoke family home.

2 reception rooms • 5/6 bedrooms • dining room • kitchen • bathroom • shower room
• utility room • 2 store rooms • residents permit parking • EPC Rating E

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

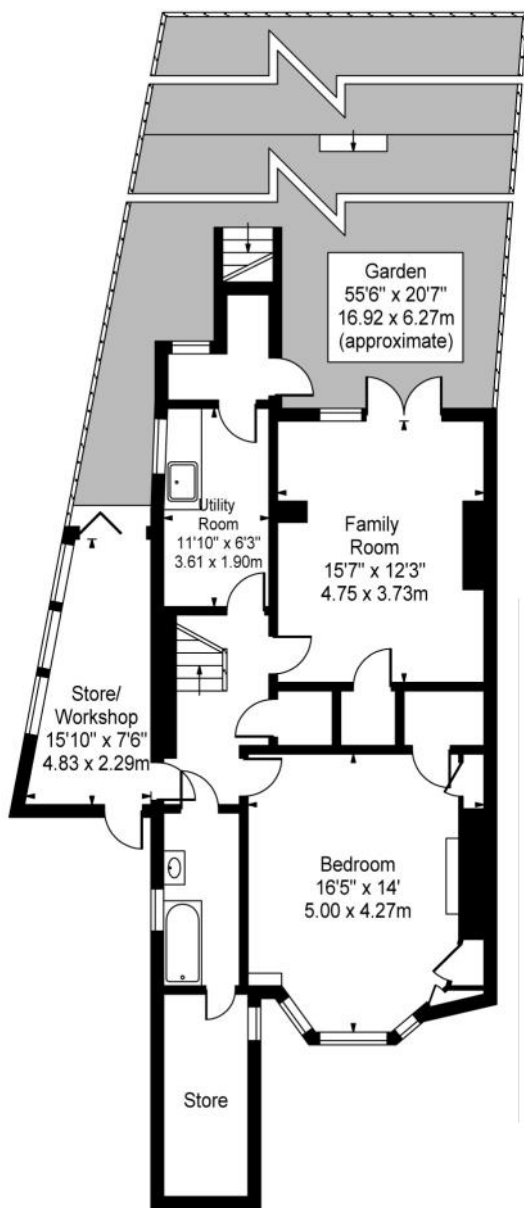
South End Green is a short stroll and has a great mix of local shops, café's, pubs & restaurants, in addition to the areas only Marks & Spencer.

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.

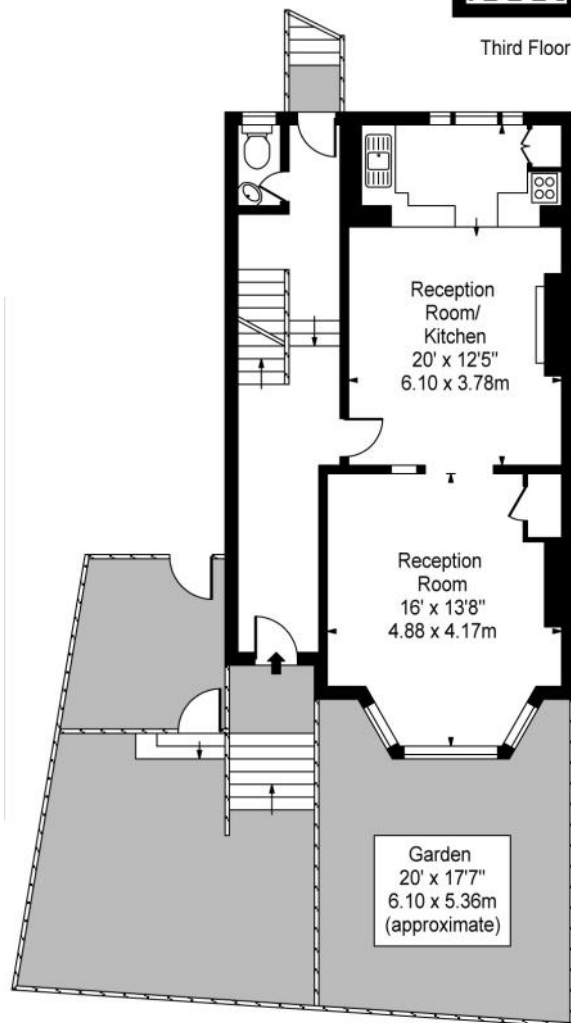
Offers in excess of £4,250,000 Freehold. Sole Agents.



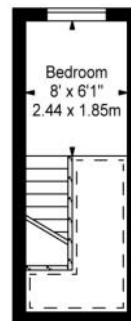




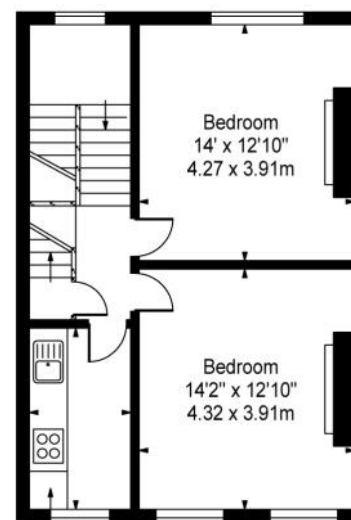
Lower Ground Floor



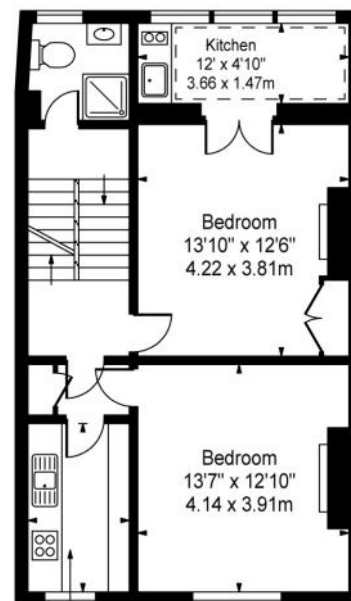
Raised Ground Floor



Third Floor



Second Floor



First Floor

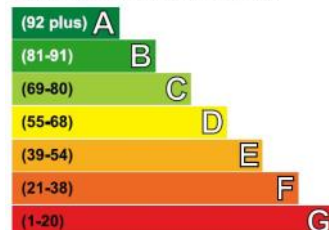
Approx. Gross Internal Area
2,803 Sq Ft - 260.74 Sq M
 Including restricted heights
2,763 Sq Ft - 257.02 Sq M
 Excluding restricted heights

For Illustration Purposes Only - Not to Scale
 Floor Plan by 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



Current	Potential
	72
46	

Telephone 020 7794 7794

