



## Fleet Road, , London, NW3 2QT

**£2,150**

This unique and stylish two bedroom duplex offers generous living space with modern fixtures and fittings, a roof terrace and great location just moments from Hampstead Heath. Located on the first and second floors of a classic period conversion, the property benefits from a large master bedroom with plenty of built in storage, a light and spacious reception room with dining area, an eat-in kitchen, (with dishwasher), a second bedroom, modern bathroom and a private roof terrace . Fleet Road is a pleasant residential area close to the shops, bars and restaurants of Pond Street, South End Green, Hampstead High Street and Belsize Park.

- two bedroom duplex
- large master bedroom
- eat-in kitchen
- Located on the first and second floors
- generous living space
- plenty of built in storage
- modern bathroom
- private roof terrace
- great location
- light and spacious reception room



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower energy costs	Good	Best	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Best
A (91-100)	B (81-90)	C (71-80)	A (1-10)	B (11-20)	C (21-30)
D (51-60)	E (41-50)	F (31-40)	D (41-50)	E (51-60)	F (61-70)
G (1-10)			G (71-80)		
Not energy efficient - higher energy costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	