



Denning Road, Hampstead NW3
£1,600,000 Share of Freehold Sole Agents



Denning Road, Hampstead NW3

A well-presented, three bedroom upper maisonette, with a private roof terrace, in the heart of Hampstead.

The property is set over the second & third floors of a mid-terrace Victorian house. Denning Road is one of the most sought-after roads between the village and the Heath.

17' x 17' reception & open-plan kitchen • 3 bedrooms (one ensuite) • bathroom • roof terrace • residents permit parking CA-H • EPC Rating C

The property is centrally located within walking distance of the many popular neighbourhood restaurants & cafes, shops & boutiques, delicatessens, and the popular Everyman Cinema, while the open spaces of Hampstead Heath are approximately a 5 minute walk.

Hampstead Underground station (Northern Line) is less than a 5 minute walk and Hampstead Heath Overground Station is approximately a 10 minute walk.

£1,600,000 Share of Freehold Joint Sole Agents

Telephone 020 7794 7794



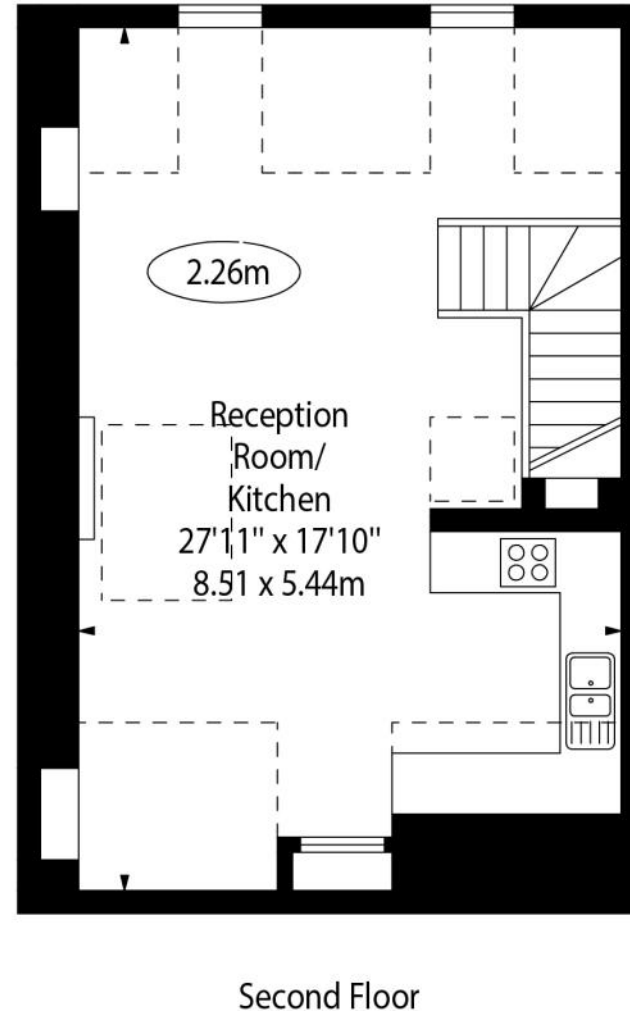
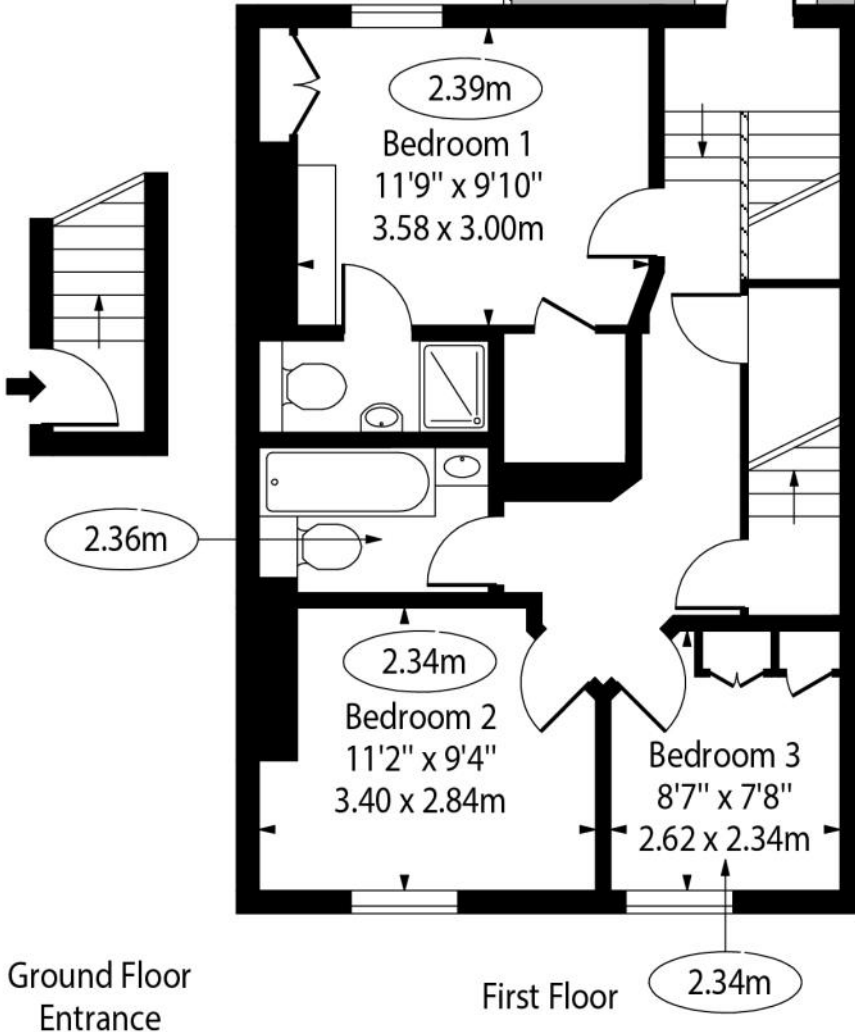
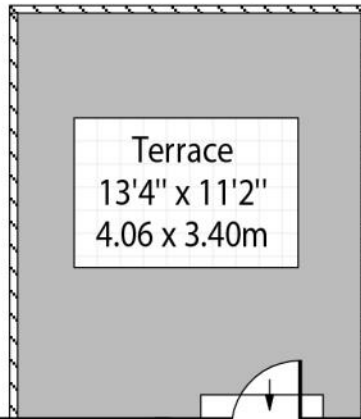
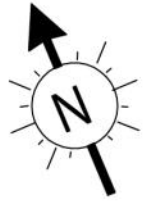












Approx. Gross Internal Area
920 Sq Ft - 85.47 Sq M

Approx. Gross Internal Area incl.
Restricted Height
1,043 Sq Ft - 96.89 Sq M

For Illustration Purposes Only - Not to Scale

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.

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.amberden.co.uk

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