





Parliament Hill, Hampstead NW3

A five bedroom family house (2,924 Sq Ft - 271.65 Sq M), over three floors, that has been remodelled into an exceptional Contemporary home, with flawless execution, by award winning Belsize Architects - less than a two minute walk from Hampstead Heath & Parliament Hill's iconic views of London.

Extending to 1,210 Sq Ft - 112 Sq M – the ground floor (not lower ground) affords striking open-plan entertaining space, with high ceilings, hardwood flooring & underfloor heating, opening onto a west facing garden.

The first floor comprises an elegant study/baby room adjacent to an impressive master bedroom suite, including ensuite bath/shower, dressing room that extends to 876 Sq Ft – 267 Sq M and opens a private west facing roof terrace.

Three generous double bedrooms, one ensuite, and one family bathroom on the second floor, totalling 838Sq ft – 78 Sq M, provide perfect children's rooms.

A single garage located approximately 645 Ft - 195 M from the property is also available by separate negotiation.

51'6 reception /dining area & kitchen • guest W.C. • master bedroom with ensuite bathroom & dressing room opening to a large roof terrace • study/baby room • utility room • three additional bedrooms (one with en-suite shower) • family bathroom • west facing garden

The sought-after South Hill Park Conservation Area is a popular family neighbourhood which has the advantage of having no through-traffic and is surrounded by Hampstead Heath.

South End Green is close is a short stroll, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer, while Hampstead Village is approximately a 10 minute walk (0.6 miles).

Hampstead Overground Station is approximately a 2-3 minute walk (0.2 miles). The nearest underground station, Belsize Park (Northern Line), is approximately a 12-13 minute walk (0.7 miles). There are also frequent bus and night bus services from South End Green.

£5,495,000 Freehold

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Parliament Hill, NW3



Approx. Gross Internal Area
2,924 Sq Ft - 271.65 Sq M

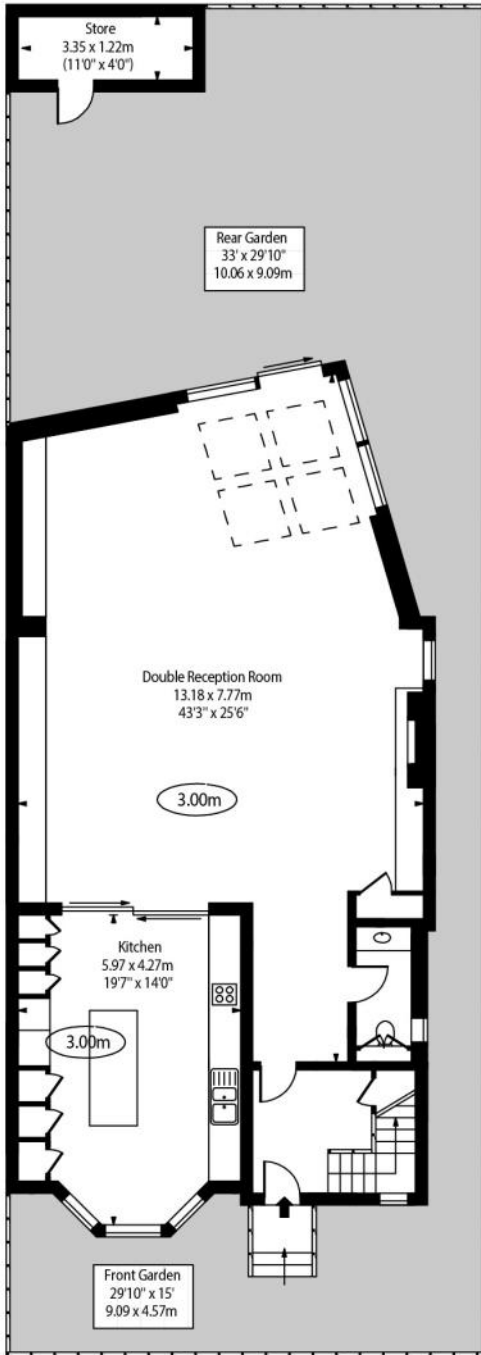
For Illustration Purposes Only - Not to Scale

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.

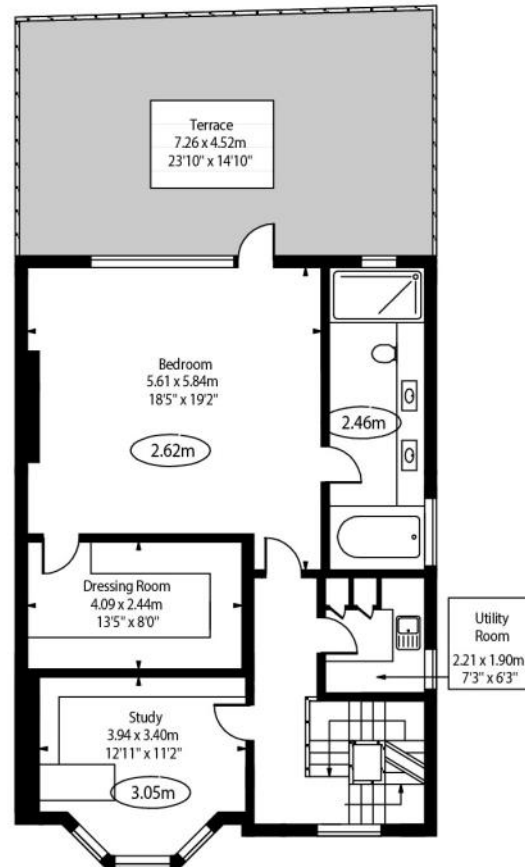
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

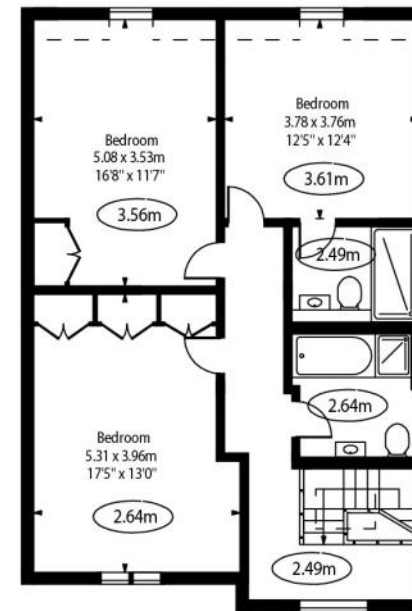
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

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