





Nassington Road, Hampstead NW3

A large one bedroom raised ground floor flat (800 Sq Ft – 74.32 q M), with beautiful original features, high ceilings, elegantly proportioned rooms, and a private south facing balcony, situated moments from Hampstead Heath.

23'3" reception & semi-open plan kitchen • 15' bedroom • bathroom
• south facing balcony • store room

Located in the sought-after South Hill Park Conservation Area, a popular Hampstead neighbourhood which has the advantage of having no through-traffic and is surrounded by Hampstead Heath – less than a minute's from the property.

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 (0.6 miles), is a 9-11 minute walk.

Hampstead Heath Overground Station is a 3-4 minute walk (0.2 miles) and Gospel Oak Overground Station is a 9-10 minute walk (0.5 miles). The nearest London Underground station, Belsize Park (Northern Line) is 12-14 minute walk (0.7 miles). There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

Residents permit parking CA-H • London Borough of Camden Council Tax Band E
• EPC rating D • Share of Freehold • Outgoings TBC

£895,000, subject to contract. Share of Freehold Sole Agents

Telephone 020 7794 7794









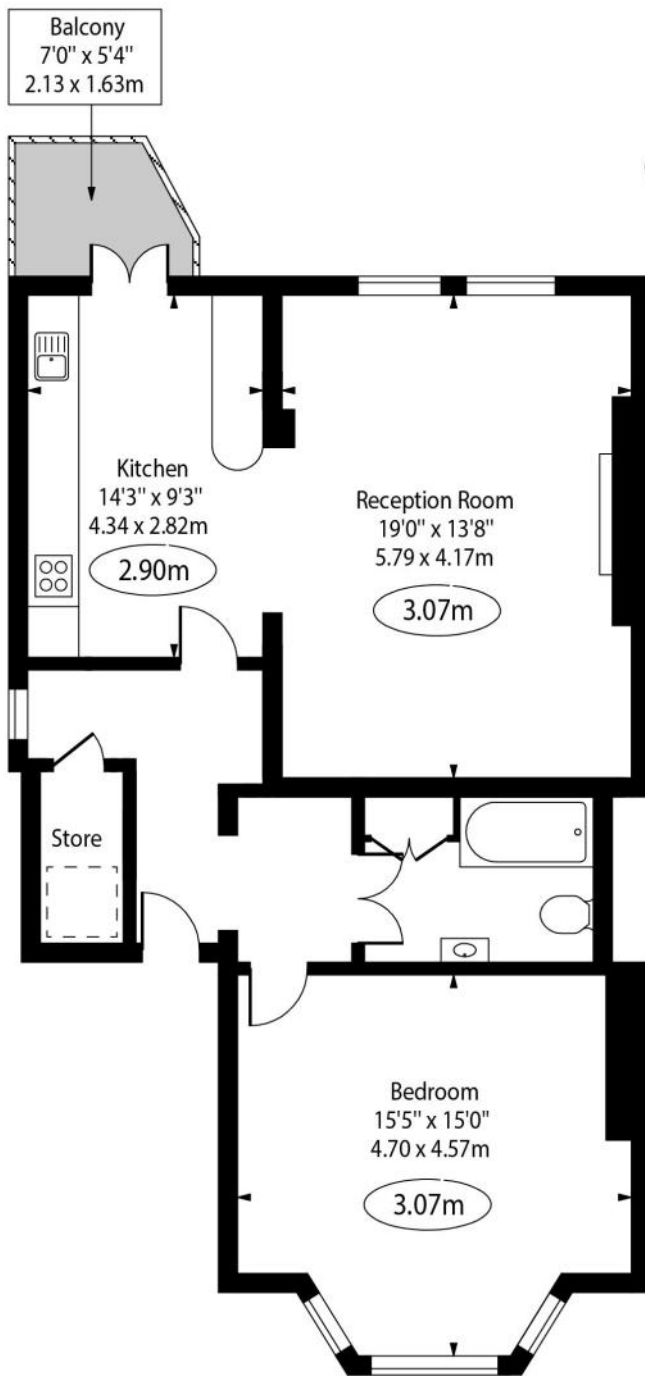
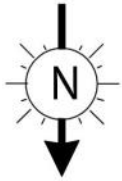


BIRTHDAY
BLAKE

Sleep







○ - Ceiling Height

Ground Floor

Approx. Gross Internal Area excl.
Restricted Height
800 Sq Ft – 74.32 q 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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