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Tanza Road, Hampstead NW3

£3,250,000 Freehold Sole Agents



Tanza Road, Hampstead NW3

An exceptional opportunity to refurbish a three storey apartment (2,355 Sq Ft - 218.78 Sq M), located in this sought after Hampstead enclave, with a large garden backing onto, and stunning views across, Hampstead Heath.

The property occupies the lower ground, raised ground, and first floors, of a semi-detached Victorian house and offers generous, elegant, principle rooms, with views of the Heath, and beautiful period features.

23'3 x 18'10 reception room opening to a balcony overlooking Hampstead Heath • 16'4 dining/morning room • 19' bedroom overlooking Hampstead Heath • three further bedrooms • 19' reception 2/bedroom 5 opening onto garden • 2 family bathrooms • utility room • WC • 2 stores • 60' garden

Tenure To be negotiated Residents permit parking CA-H London Borough of Camden Council Tax Band G EPC Rating D

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 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 12-13 minute walk.

Hampstead Heath (London Overground Station) is approximately a 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is approximately 0.8 miles, approximately a 14-16 minute walk. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

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Telephone 020 7794 7794

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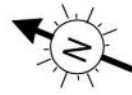
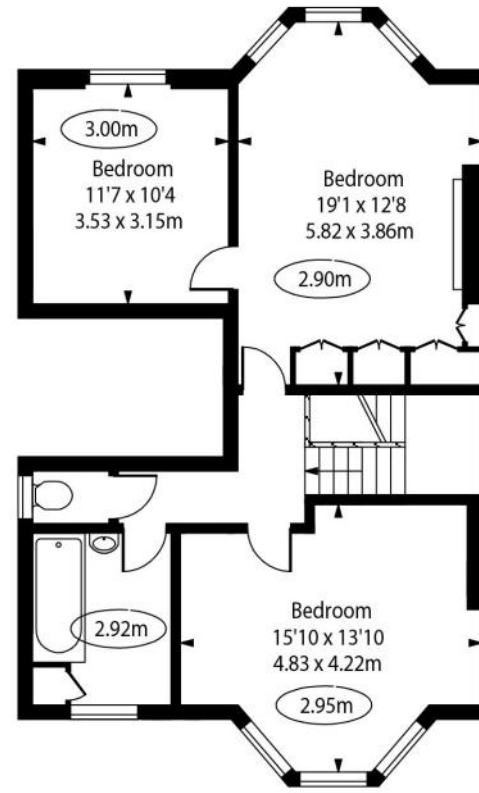
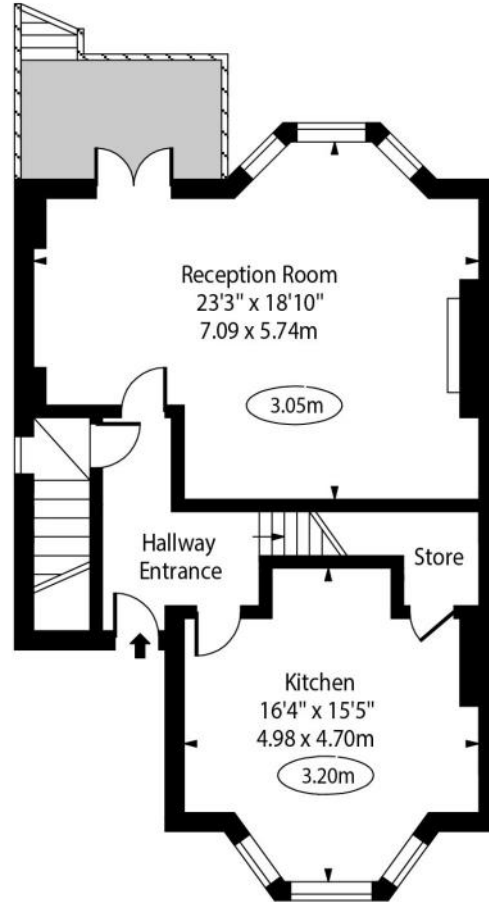
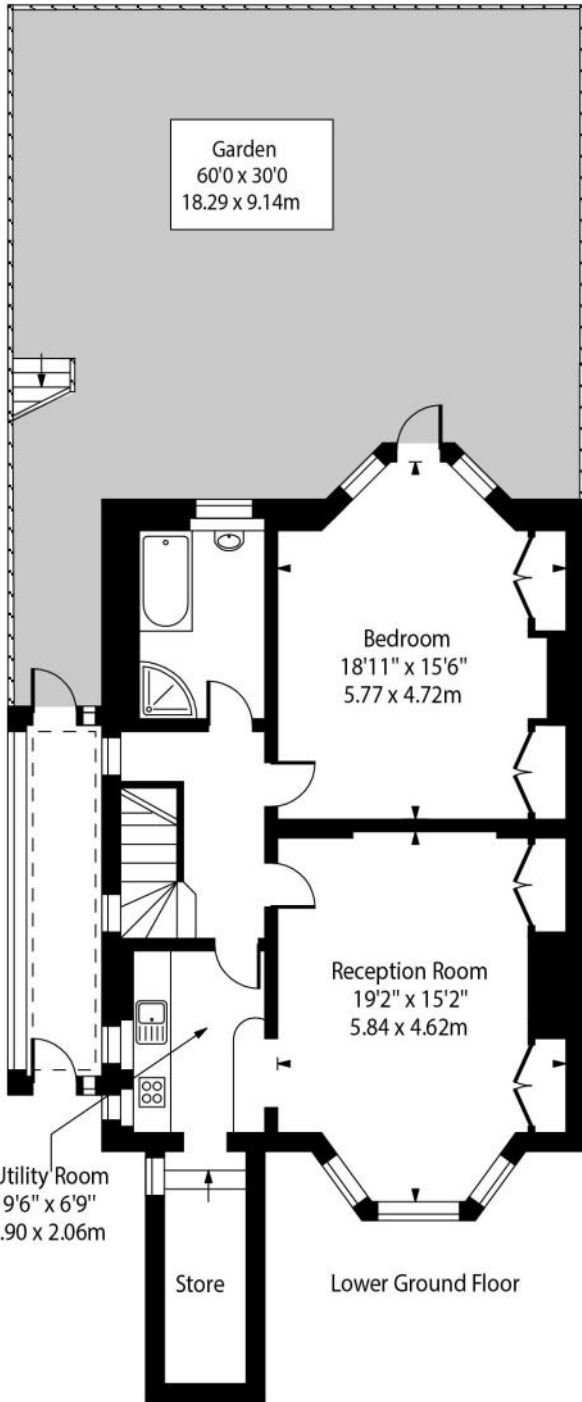












○ - Ceiling Height

Approx. Gross Internal Area
2,355 Sq Ft - 218.78 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		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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