



Set within an imposing double fronted semi-detached Victorian house, is this recently refurbished duplex apartment which benefits from a private roof terrace offering exceptional views.

**South Hill Park, Hampstead, London, NW3**

£900,000 Share of Freehold

**savills**

- Recently Refurbished • Duplex apartment
- Situated within a semi-detached Victorian house
- Private roof terrace with fantastic views • Near to Hampstead Heath

### About this property

Arranged over the third and fourth floor, the apartment features an open plan reception room complete with a contemporary kitchen, wooden flooring and exposed brickwork. There is also a principal bedroom suite and a further en suite bedroom with a luxurious shower room.

### Local Information

The property is situated in the popular South Hill Park Conservation Area which abuts Hampstead Heath, London's largest natural green space.

South End Green village is located on the door step with its attractive mix of independent shops including delicatessens and boutiques, neighbourhood restaurants, bars and cafes.

For transport Hampstead Heath Overground Station is approximately 350 metres away and Belsize Park Underground Station (Northern Line) is approximately 1.2 km away.

### Tenure

Share of Freehold

### Local Authority

London Borough Of Camden

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office. Telephone: +44 (0) 20 7472 5000.





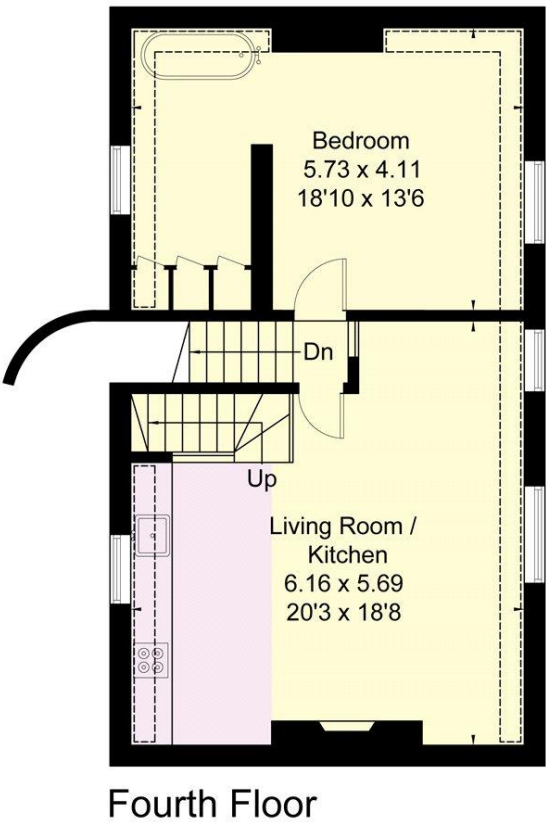
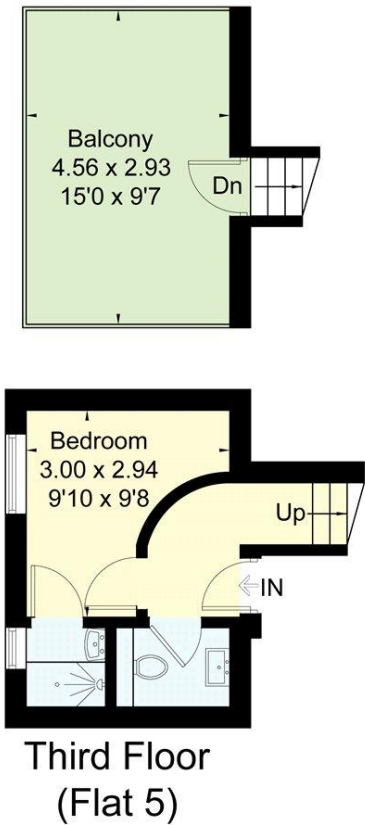



South Hill Park, Hampstead, London, NW3  
Gross Internal Area 781 sq ft, 72.6 m<sup>2</sup>

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South Hill Park, NW3  
Gross Internal Area (approx) = 72.6 sq m / 781 sq ft  
Balcony Area = 13.6 sq m / 146 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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