



Well positioned family house close to Hampstead Heath

South Hill Park Gardens, Hampstead, London, NW3

Freehold – Guide £4,395,000

savills

Arranged over 5 floors • Access to garden from kitchen and dining room • Terrace • Residents parking • Conveniently located for transport links

About this property

A delightful family home located on a highly desirable road close to Hampstead Heath. Comprehensively refurbished to a very high standard, this property offers exceptional living space combining a period feel of the original house alongside a handful of modern fixtures and fittings.

Arranged over five floors, the lower ground floor offers a light and airy kitchen with a clean and modern feel, a dining room perfect for entertaining guests in, a study and a shower room. The ground floor provides a sitting room, living room, guest cloakroom and a terrace.

The top 3 floors comprise the bedroom accommodation. The first floor shows off the master bedroom ensuite benefitting from a dressing room with ample wardrobe space. The second floor has two double bedrooms with en suite bathrooms and a single bedroom. The third floor comprises a further bedroom with plenty of storage space and a shower room.

This property is perfectly located for access to the Heath via a pathway only a few metres away and local amenities of South End Green and Belsize Park.

Hampstead Heath Overground station is within walking distance, Hampstead and Belsize Park (Northern Line) tube stations are also within easy reach, providing links to the City and West End.

Tenure

Freehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = D

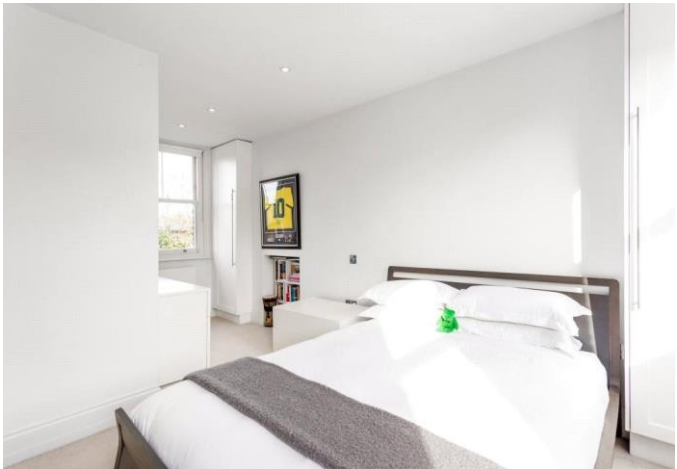
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

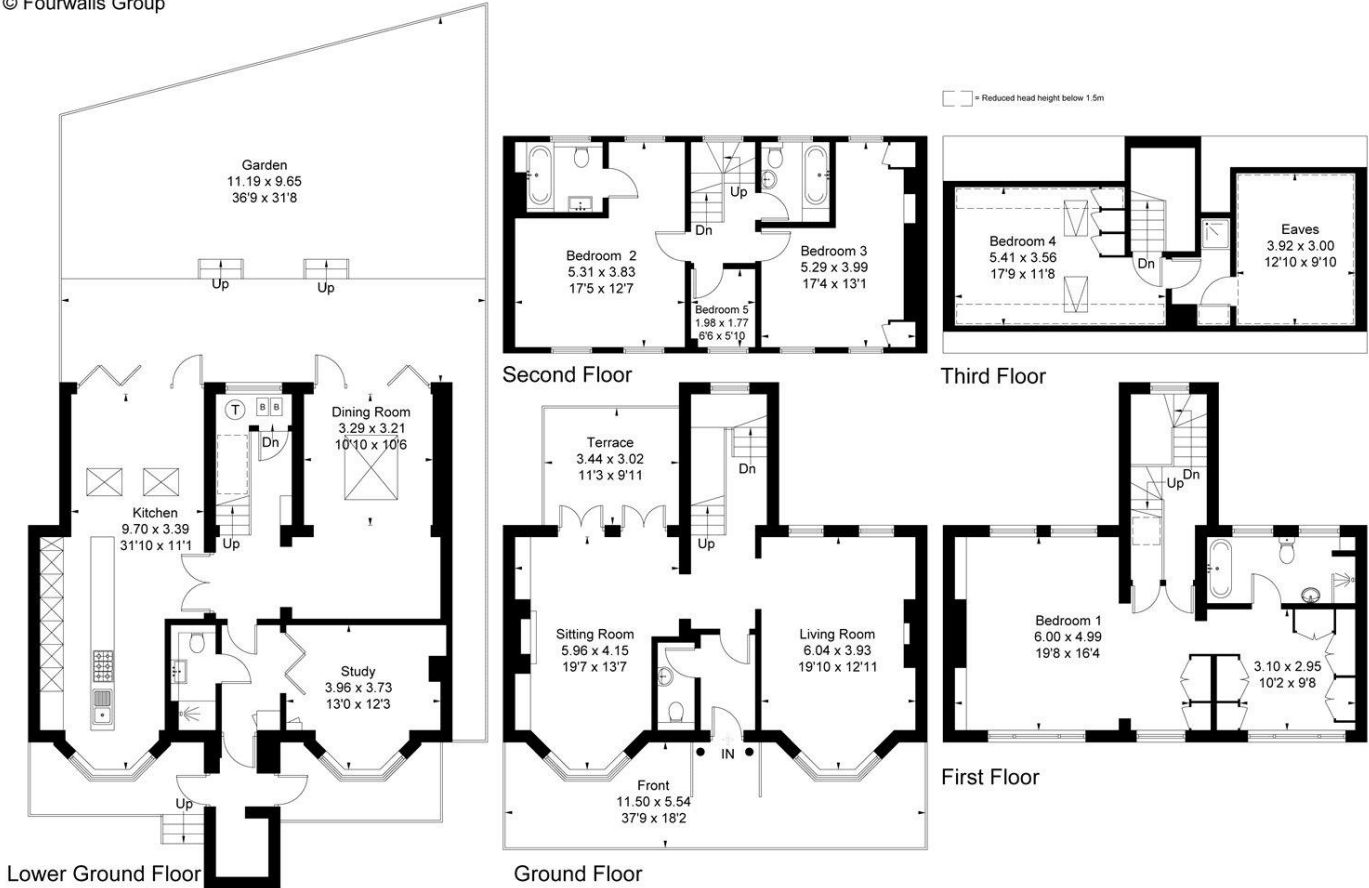
Telephone:


+44 (0) 20 7472 5000.





Approximate IPMS2 Floor Area = 283 sq m / 3046 sq ft
Limited Use Area = 22.9 sq m / 246 sq ft
Total = 305.9 sq m / 3292 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		
(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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