



A beautiful garden apartment with direct access to the
Hampstead Heath.

Tanza Road, Hampstead, London, NW3

£2,500,000 Share of Freehold



Large proportioned rooms • Private garden • Prestigious location • Easy access to transport links • Close to local amenities

About this property

Set back from the road in an elevated position is this exceptional lateral apartment which benefits from a charming garden to the rear.

The apartment is beautifully presented throughout and features a fully equipped contemporary kitchen and a bright and spacious open plan reception room/ conservatory with double doors opening out on to the garden allowing for the room to be bathed with natural light.

The first floor includes a master bedroom suite complete with generous wardrobe space, two further bedrooms, a bathroom and a guest cloakroom.

Local Information

For those unfamiliar with this part of Hampstead, Tanza Road is a picturesque residential street with direct access to the Heath. The garden gate of this property, in fact, opens directly onto the Hampstead Heath. Furthermore, located just a short stroll away are many well established independent local shops, cafes, restaurants, pubs, bookshops, an M&S supermarket, the open air Lido pool, etc. Hampstead Heath Overground station is very close by, plus there are Underground stations at Hampstead and Belsize Park within a few minutes' walk.

Tenure

Share of 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.



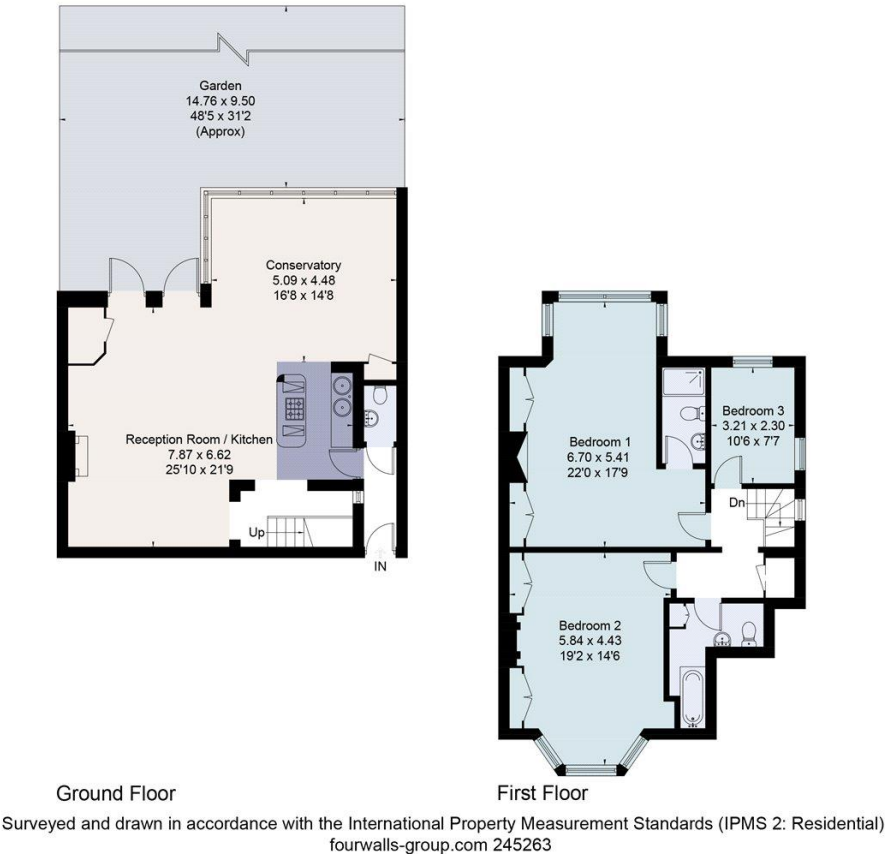



Tanza Road, Hampstead, London, NW3
Gross Internal Area 1680 sq ft, 156.1 m²

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Approximate Area = 156.1 sq m / 1680 sq ft
Including Limited Use Area (2.4 sq m / 26 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	65	76
(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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