



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

**Tanza Road, Hampstead, London, NW3**

£2,250,000 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 principal 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.







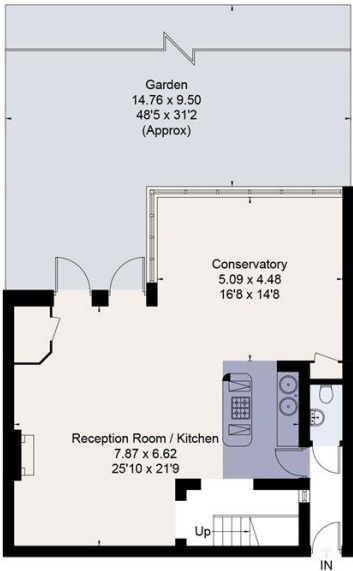


Tanza Road, Hampstead, London, NW3  
Gross Internal Area 1680 sq ft, 156.1 m²

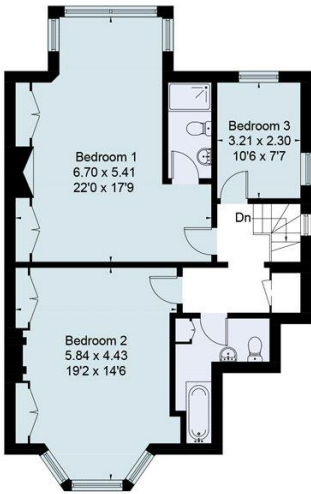
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Approximate Area = 156.1 sq m / 1680 sq ft  
Including Limited Use Area (2.4 sq m / 26 sq ft)  
For identification only. Not to scale.  
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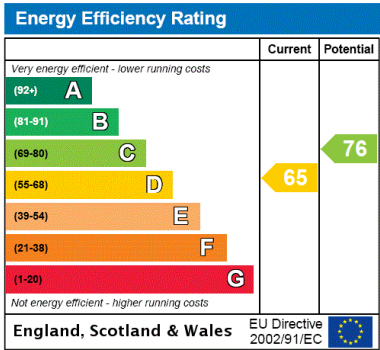


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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