



A wonderful opportunity to acquire and refurbish a two bedroom apartment offering in excess of 1,200 sq ft of living space.

**East Heath Road, Hampstead, London, NW3**

Share of Freehold





Beautiful location • Blank canvas • Larger reception rooms  
• Stunning communal garden • Designated parking space  
• Close proximity to the Hampstead Heath

#### About this property

A spacious ground floor 2 bedroom apartment with its own entrance offering an exciting opportunity to create a fabulous garden flat with private patio. The apartment comprises a kitchen, reception room, 2 bedrooms and a bathroom. The property is in need of complete refurbishment and is located opposite the Hampstead Heath.

#### Local Information

East Heath Road extends from Downshire Hill in a north westerly direction to Whitestone Pond at its northern junction with Heath Street.

The house sits across the road from Hampstead Heath and is circa 0.4 miles from Hampstead Heath Overground Station and the shops of South End Green. Hampstead Underground Station (Northern Line) and the shops and restaurants of Hampstead Village are also circa 0.4 miles away from the property.

#### 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.

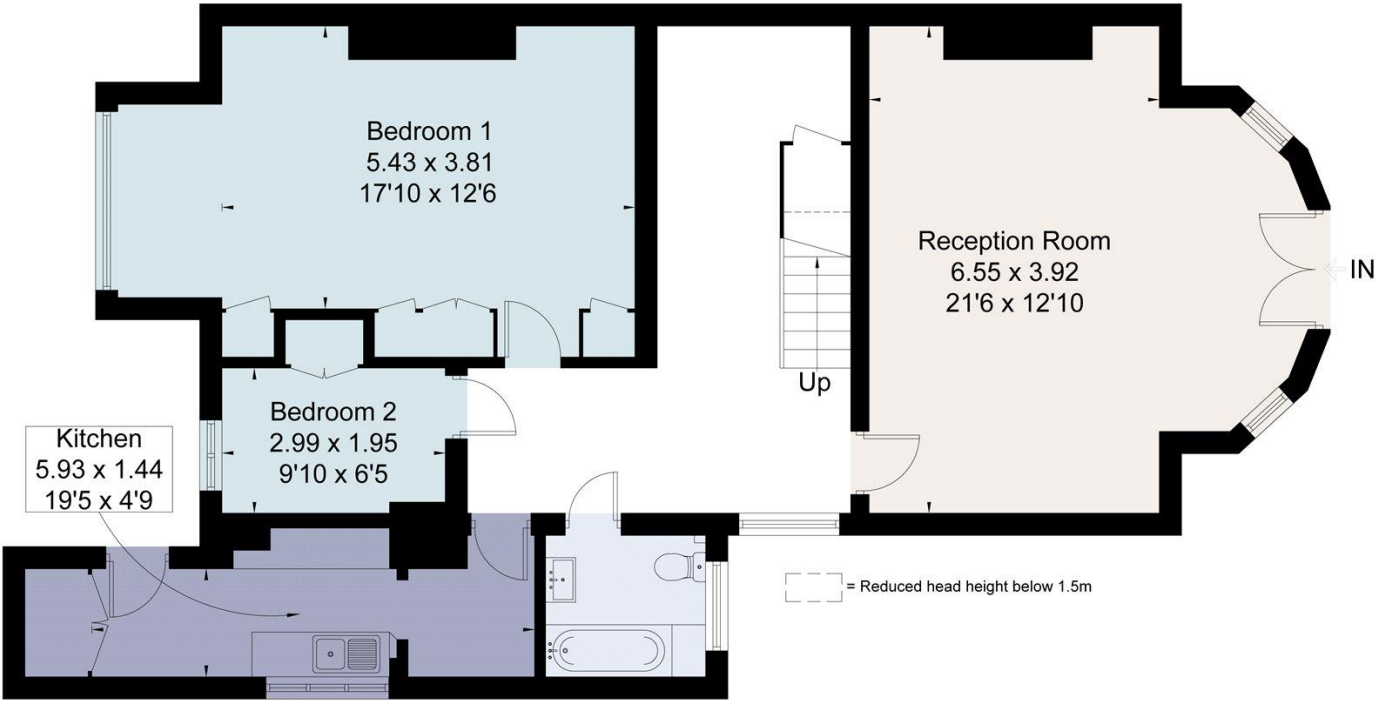


East Heath Road, Hampstead, London, NW3  
Gross Internal Area 1210 sq ft, 112.4 m²

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Approximate Area = 112.4 sq m / 1210 sq ft  
Including Limited Use Area (0.5 sq m / 5 sq ft)  
For identification only. Not to scale.  
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Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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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	57	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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