



A well-presented town house in this convenient location.

**Rosemont Road, Hampstead, London, NW3**

£925,000 Freehold





**Spacious town house • Convenient location • Garage • 4 bedrooms • 2 bathrooms • 2 balconies • Terrace**

**About this property**

Set over four floors, this well-proportioned town house offers flexible living space with 2 balconies, a terrace and garage. The house is within easy reach of Hampstead with all the facilities of West Hampstead and great transport connections close by.

**Local Information**

Rosemont Road is located just off the Finchley Road and within very easy reach of all the local amenities and transport connections at Finchley Road. The O2 centre is close by with Hampstead Village and Hampstead Heath within easy reach.

**Tenure**

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.

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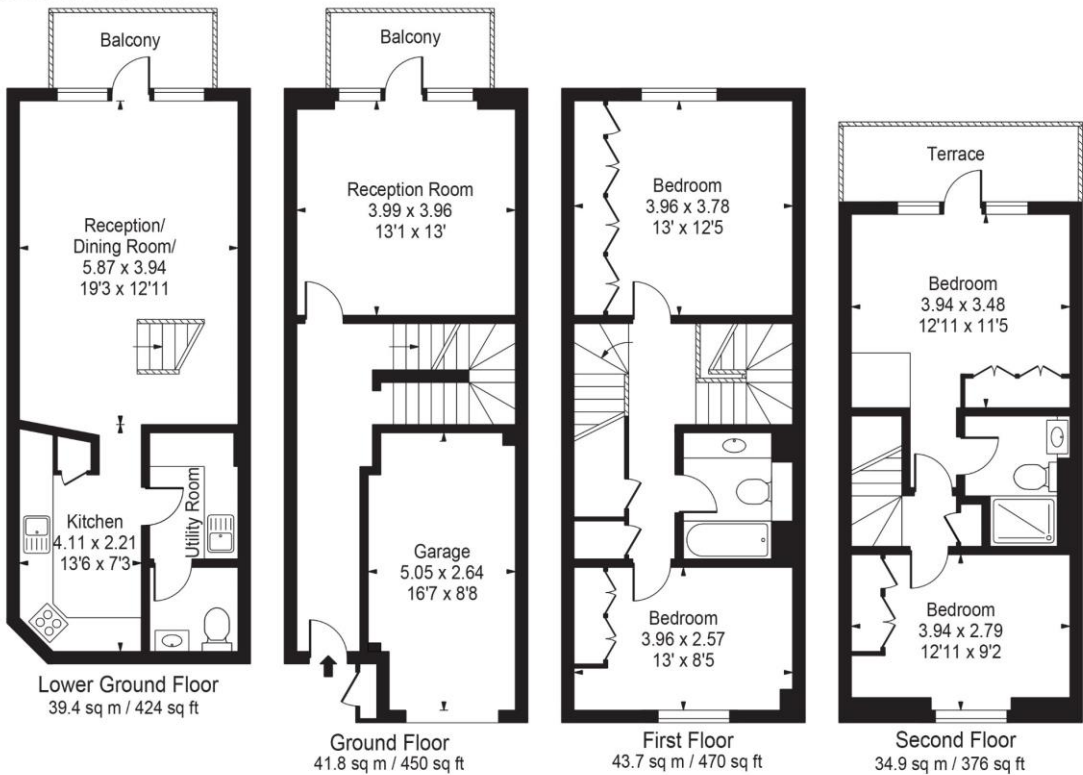


Rosemont Road, Hampstead, London, NW3  
Gross Internal Area 1582 sq ft, 147 m²

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Rosemont Road  
Gross Internal Area(Aprox)  
House = 146.97 Sq m / 1582 Sq ft  
(Excluding Garage)  
Garage = 12.82 Sq m / 138 Sq ft  
Total = 159.78 Sq m / 1720 Sq ft  
For Illustration Purposes Only - Not To Scale



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-)                                       | 77      | 84        |
| 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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