



A beautifully presented 4/5 bedroom house situated on an elegant tree lined road.

**South Hill Park, Hampstead, London, NW3**

£2,400 pw (£10,400 pcm) plus fees apply, Furnished, Part Furnished  
Available from 31.03.2021



- Set over five floors
- Offers over 3,000 sq ft of living space
- Patio garden with decking
- Beautiful fixtures and finishes
- Conservatory area
- WiFi enabled doorbell
- Mood lighting

#### Local Information

The property is situated in the popular South Hill Park Conservation Area which abuts Hampstead Heath, London's largest natural green space.

South End Green village is located on the door step with it's attractive mix of independent shops including delicatessens and boutiques, neighborhood restaurants, bars and cafes.

The Hampstead Heath London Overground Station is a short stroll away.

The closest London Underground station is Belsize Park (Northern Line) and there are several bus services from South End Green. Residents permit parking is available.

#### About this property

This immaculate home which is set over five floors offers over 3,000 sq ft of living and entertaining space and retains many lovely features which include underfloor heating in the master bathroom and family room together with mood lighting, surround sound and a Wi-Fi enabled doorbell.

The property has wooden flooring, carpets throughout and comprises 4/5 bedrooms, 3 bathrooms, a reception room, dining area, Bulthaup fitted

kitchen with skylight and a huge family room on the lower ground floor.

All heating throughout the home runs on Honeywell controllers with schedules that can be edited to preference and controlled remotely via the mobile app.

Other benefits of this house include a water softener for the whole home, a conservatory area which leads out to a patio garden with decking and a waterfall feature. There is also wine cellar that has a capacity for 1,500 bottles, 2 internal sub zero wine fridges and a larger external wine storage unit in the garden.

#### Furnishing

Furnished, Part Furnished

#### Local Authority

Council Tax Band = G

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Lettings Office. Telephone: +44 (0) 20 7472 5030.









South Hill Park, Hampstead, London, NW3  
Gross Internal Area 3000 sq ft, 278.7 m²

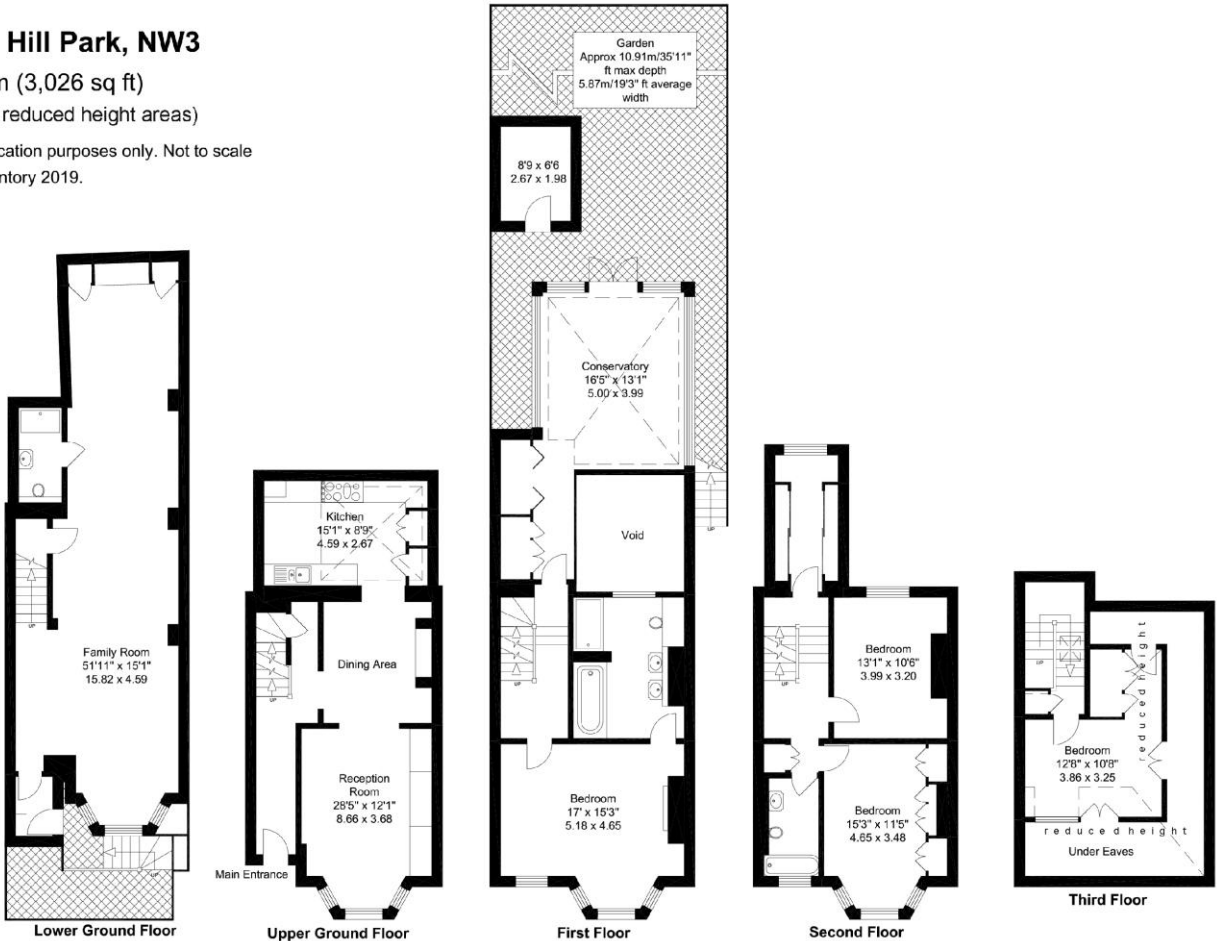
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South Hill Park, NW3

281sq m (3,026 sq ft)  
(includes reduced height areas)

For identification purposes 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	75
(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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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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