



# A magnificent four bedroom duplex apartment situated in the heart of Hampstead.

**Rosslyn Hill, Hampstead, London, NW3**

£925 pw (£4,000 pcm) plus fees apply, Part Furnished, Unfurnished  
Available from 11.12.2020



- 4 bedrooms
- 3 bathrooms (2 en-suite)
- Duplex style apartment
- Underfloor heating
- Dedicated parking for one car
- Private terrace in Master bedroom
- Central Hampstead location

#### Local Information

Rosslyn Hill is ideally located in the heart of Hampstead village with its many charming boutiques, shops and restaurants. The green open spaces of Hampstead Heath are within easy reach as well.

The transport links include the Northern Line at Hampstead and Belsize Park, the Overground train at Hampstead Heath and many bus links.

#### About this property

This beautifully presented duplex apartment offering lateral living space is set on the 2nd and 3rd floors of a period conversion which is located nearby to Hampstead train station and the local amenities of Hampstead and Belsize Park.

The property has modern fixtures and fittings throughout and comprises four bedrooms, three bathrooms (two en-suites and one family bathroom) together with a large open-plan kitchen, breakfast bar and reception area.

This lovely home features wooden flooring throughout, a roof terrace which can be accessed via the master bedroom, underfloor heating in all bathrooms and first come first serve parking.

#### Furnishing

Part Furnished, Unfurnished

#### Local Authority

Council Tax Band = E

#### 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.





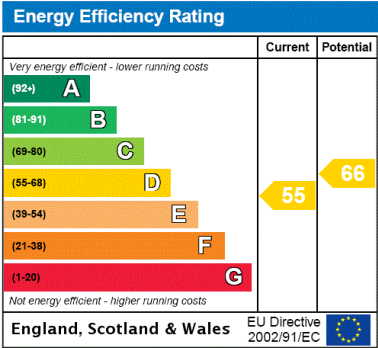
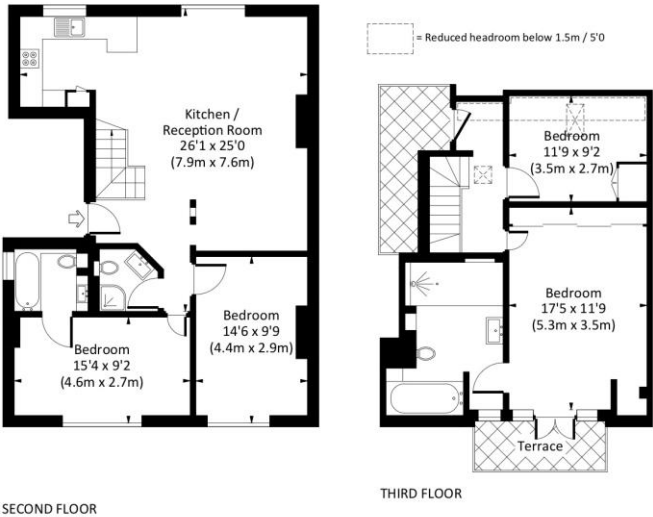


Rosslyn Hill, Hampstead, London, NW3  
Gross Internal Area 1341 sq ft, 124.6 m²

Paige Ford  
Hampstead Lettings  
+44 (0) 20 7472 5030  
paige.ford@savills.com



ROSSLYN HILL, NW3  
Approx. gross internal area  
1309 Sq Ft. / 121.6 Sq M  
1341 Sq Ft. / 124.6 Sq M, Including Reduce Headroom



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9933

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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. Hard copy available on request. . 20201030LCCY

