



# South Hill Park, Hampstead, NW3

Guide Price: £1,350,000

Benham & Reeves

# South Hill Park, Hampstead, NW3

🏠 2 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Share of Freehold

A beautifully presented 2 bedroom garden flat comprising 877 sqft / 81.4 sqm, private patio garden and communal garden with direct access to Hampstead Heath.

This wonderful home is presented in excellent decorative condition having recently undergone a high specification refurbishment. Further benefits include a 21ft reception room and dining area with doors leading to the private patio garden, fully-fitted kitchen, principal bedroom with bay window, luxury bathroom and a spacious and welcoming entrance hall and inner hall. Furthermore, there is solid oak parquet flooring in the reception room, both bedrooms and there is marble flooring in the hall, bathroom and kitchen.

South Hill Park is a highly sought-after residential street with a pathway leading to the ponds and wide open spaces of Hampstead Heath. This amazing apartment is conveniently located in close proximity to the various cafes, restaurants and excellent amenities together with Hampstead Heath station (Overground) and Hampstead Underground station (Northern Line) being in close proximity as well.



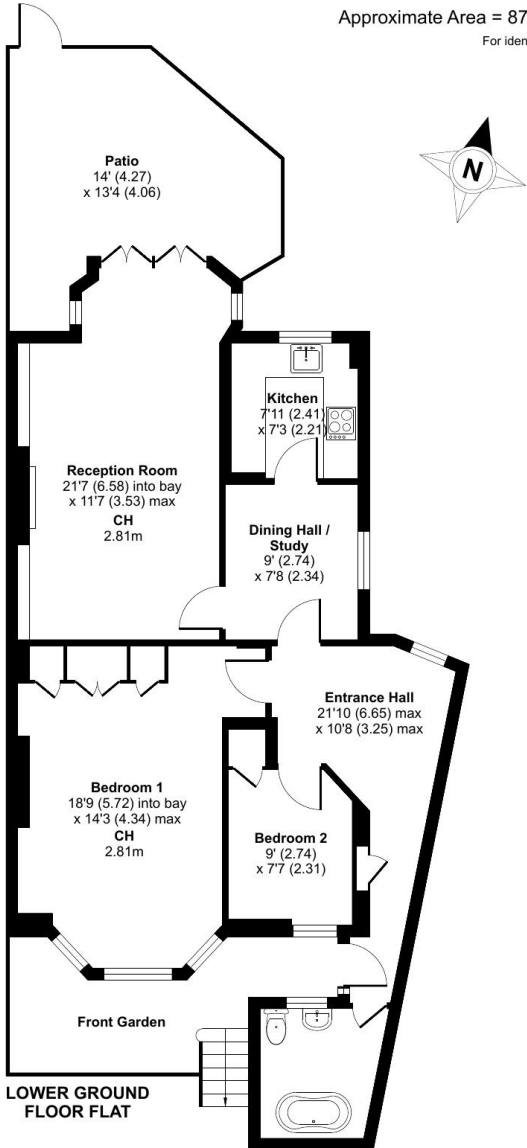


## Property Features:

- 877 sqft / 81.4 sqm
- 2 Bedrooms
- 21ft Reception Room with Dining Area
- Fully-Fitted Kitchen
- Luxury Bathroom
- Solid Oak Parquet flooring in Reception Room & Both Bedrooms
- Marble Flooring in the hall, bathroom & Kitchen
- Spacious Entrance Hall
- Private Rear Patio
- Communal Garden with Direct Access to Hampstead Heath
- Excellent Location

## South Hill Park, Hampstead, NW3

Approximate Area = 877 sq ft / 81.4 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Guide Price:	£1,350,000
Tenure:	Share of Freehold Expires 09/05/2967 Approximately 942 Years Remaining
Service Charge:	£551.64 (per annum) Building Insurance £2,662 from July 2024

## Viewings:

All viewings are by appointment only through our Hampstead Office.

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