



**Dunboyne Road, South End Green, NW3**  
**£750,000, Leasehold**



An outstanding and rarely available two double bedroom, Grade II listed, maisonette, designed by the celebrated architect Neave Brown, set within a gated community and only a short walk from Hampstead Heath and the amenities of South End Green.

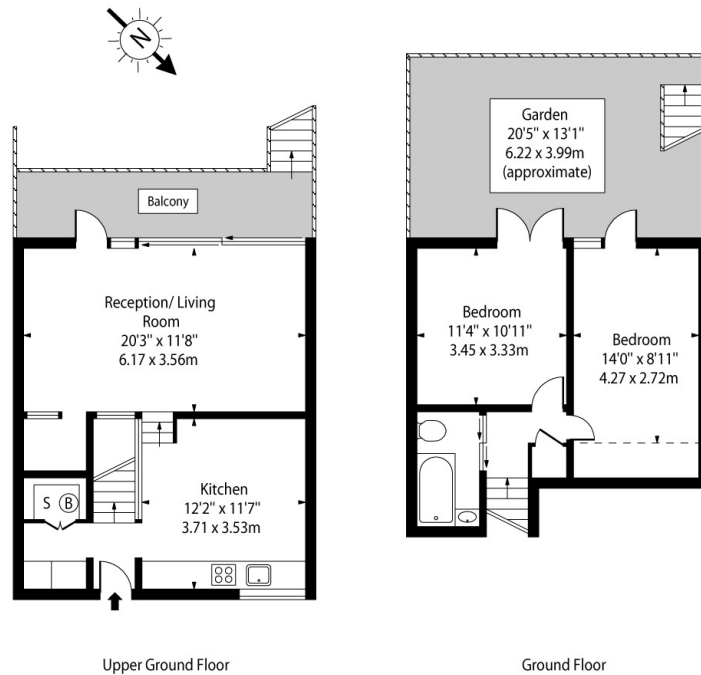




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	71
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		65	69
England, Scotland & Wales		EU Directive 2002/91/EC	

Dunboyne Road, NW3



Approx Gross Internal Area 880 Sq Ft - 80.75 Sq M

Approx Floor Area Including Restricted Heights 903 Sq Ft - 83.89 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.41952

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Salter Rex give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

An outstanding and rarely available substantial two double bedroom maisonette, designed by the celebrated architect Neave Brown for the London Borough of Camden and now Grade II listed.

Set within a gated community, the apartment comprises a large and practical kitchen diner with adjoining utility room. On the upper mezzanine floor, a 20' 3" reception with floor-to-ceiling sliding glass doors and adjoining work from home office space leads onto a South-West facing balcony. On the lower floor is the family bathroom and two large double bedrooms - both with direct access to a private garden. Private estate parking and garage parking are available by separate negotiation with Camden Council.

Dunboyne Road is located close to Hampstead Heath and within easy reach of the shops and cafés in South End Green and Hampstead Heath Overground Station, as well as the wide range of amenities at nearby Hampstead High Street, with Belsize Park Underground Station (Northern Line Zone 2) providing excellent links to the City and West End.