

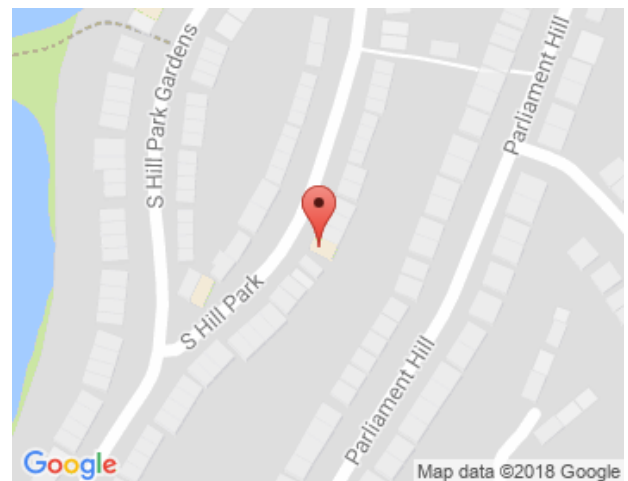


**South Hill Park, NW3
£475,000, Share of Freehold**



***** SOLD BY SALTER REX *****

One of two newly remodelled and refurbished, one bedroom split level apartments, arranged over the second floor of a double fronted semi-detached Victorian house, situated in the South Hill Park Conservation Area.

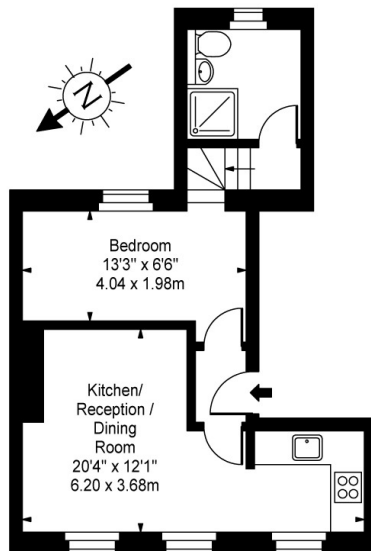




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		73	83
England, Scotland & Wales		EU Directive 2002/91/EC	

South Hill Park, NW3



Second Floor

Approx Gross Internal Area 362 Sq Ft - 33.63 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.36569

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

*** SOLD BY SALTER REX ***

One of two newly refurbished one bedroom, split-level apartments, arranged over the second floor of a double fronted semi-detached Victorian house, situated in the South Hill Park Conservation Area, a popular family neighbourhood which adjoins Hampstead Heath with the added advantage of having no through-traffic.

Remodelled and refurbished to an exceptionally high standard with clever design touches, the property benefits from an open plan reception/kitchen, wood flooring throughout, and en-suite bathroom.

South Hill Park is ideally located for access to the Heath and Hampstead Ponds, and only a short walk from the amenities, bars and restaurants of South End Green, and within easy reach of the outstanding array of cultural and culinary attractions and nightlife of both Belsize Park and Hampstead Village, with Hampstead Heath Overground Station and Belsize Park Underground Station (Northern Line Zone 2) providing excellent transport links to the City, West End and beyond.