



**Oliver Court, South Hill Park Gardens, NW3
£855,000, Share of Freehold**



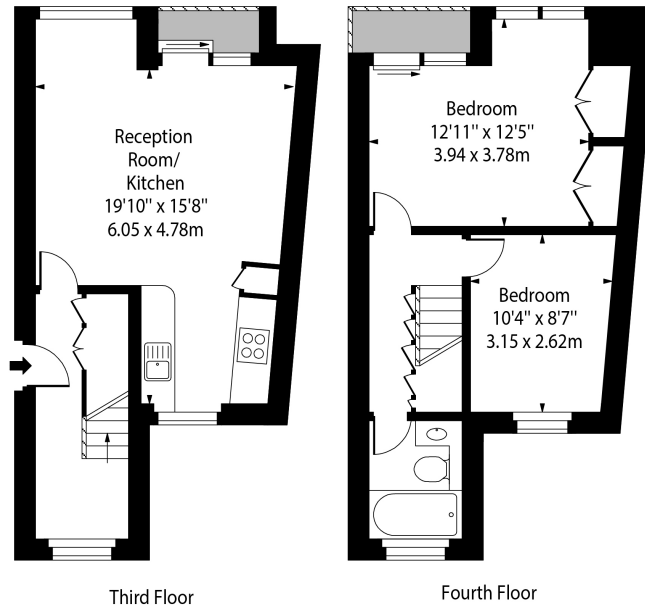
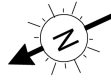
A delightful two double bedroom maisonette with two balconies set over the top two floors of a recently renovated purpose-built block in the sought after South Hill Park Conservation Area, and approximately only 200 meters from Hampstead Heath.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Oliver Court,
South Hill Park Gardens, NW3



Approx Gross Internal Area 710 Sq Ft - 65.96 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.45697

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

A delightful two double bedroom maisonette set over the top two floors of a recently renovated purpose-built block in the sought after South Hill Park Conservation Area.

The property provides an abundance of natural light with floor-to-ceiling windows and balconies off both the open plan reception and master bedroom. As well as having two balconies, further benefits include a 20ft open-plan reception, modern kitchen with integrated appliances, family bathroom and wood flooring.

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. Hampstead Heath Overground Station less than a 5 minute walk away, and Belsize Park Underground Station (Northern Line Zone 2) approximately only 14 minutes' walk, providing excellent transport links to the City, West End and beyond.