



**Constantine Road, Hampstead Heath, NW3  
£760,000, Share of Freehold**



A spacious two bedroom maisonette, over the top floor and dormer conversion of a three-storey period house, only 230 metres from Hampstead Heath. Two double bedrooms, bright & spacious reception, two bathrooms, and eat-in kitchen with Juliet balcony.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Constantine Road

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft  
(Including Reduced Headroom)

Approximate Gross Internal Area = 80 sq m / 861 sq ft  
(Excluding Reduced Headroom)

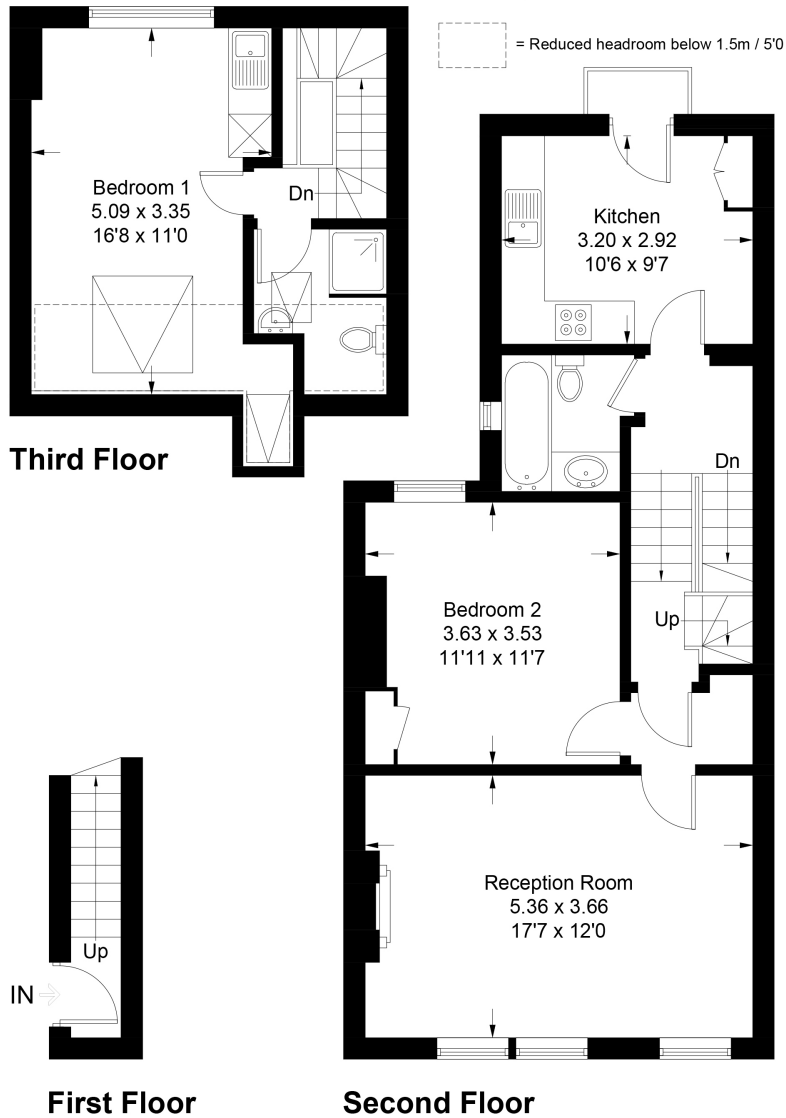


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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## Long Description

A spacious two bedroom maisonette with share of freehold, arranged over the top floor and dormer conversion of a three-storey Victorian terraced house and extending to approx. 861 sq. ft. The property is situated in the sought after Mansfield Conservation Area and located only 230 metres from the southern footbridge entrance to Hampstead Heath, and less than 200 metres from the shops and transport hub at South End Green.

The property has been well maintained by the current owners and benefits include a sunny reception with a wood-burning Chesneys fireplace, two double bedrooms - one having a south-facing dormer window with far reaching views over the central London skyline, two bathrooms, and a separate eat-in kitchen with south-facing French doors and Juliet balcony.

Constantine Road is situated within easy reach of the shops and cafés in South End Green including the area's only M&S Food Hall. The location is also conveniently close to the wide range of amenities at nearby Belsize Park and Hampstead High Street, with Belsize Park (Northern Line) Tube Station approximately only 11 minutes' walk, and Hampstead Heath Overground Station only 6 minutes' walk, providing excellent links to the City and West End.

Lease: Approx. 957 years remaining

Service Charge: £0

Ground Rent: £0