



Courthope Road, South End Green NW3

£2,300,000

Freehold

Brought to the sales market for the first time in 30 years, this lovely three storey red brick period terraced family home measuring approximately 2333 sq. ft (216 sq. m) internally with private west facing paved garden to the rear boasts many original features such as high ceilings, cornicing, feature fireplaces and large newly double-glazed sash windows throughout. The property comprises: street level gated entrance to elegant hallway, front to back double reception with wood flooring, large eat in kitchen and door out to west facing paved rear garden and the additional benefit of access via a few stairs down to a small basement area. The main staircase leads to the first floor comprising: three double bedrooms and family bathroom with separate wc. Stairs lead to the second floor comprising: a further three double bedrooms and a family shower room. The house is ideally located moments from the Heath and close to the amenities of South End Green, Belsize Park and Highgate. Tenure: Freehold. EPC rating- Band C. Council Tax - Band G, approx £3100 annually (2024 demand). Ultrafast broadband available through G Network, Open Reach and Virgin Media. 5g available through EE, Vodafone, Three and O2. Resident street parking permit available through Camden Council. Currently tenanted, access is via the sole agent.



Private rear west facing paved garden

High Ceilings

Located moments from Hampstead Heath and South End Green

Feature fireplaces

Freehold

Double-glazed sash windows throughout

Front to back double reception

Reception

15' 4" x 11' 1" (4.67m x 3.38m)

Reception 2

13' 9" x 10' 10" (4.19m x 3.30m)

Kitchen

18' 1" x 11' 4" (5.51m x 3.45m)

Bedroom

11' 4" x 10' 9" (3.45m x 3.27m)

Bedroom 2

17' 6" x 13' 2" (5.33m x 4.01m)

Bedroom 3

13' 7" x 10' 1" (4.14m x 3.07m)

Bedroom 4

15' 5" x 11' 11" (4.70m x 3.63m)

Bedroom 5

13' 5" x 10' 1" (4.09m x 3.07m)

Bedroom 6

17' 7" x 13' 7" (5.36m x 4.14m)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Courthoupe Road NW3

Total Area: 2333 ft² ... 216.7 m² (Includes Basement)
All measurements are approximate and for display purposes only

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