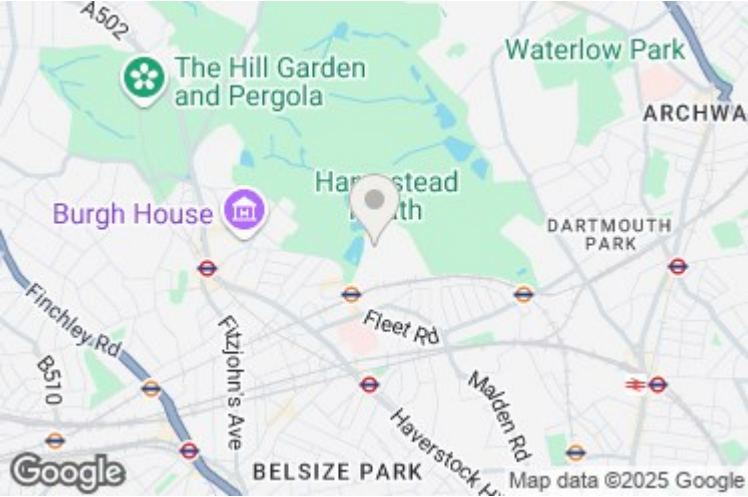


South Hill Park Gardens, Hampstead, NW3 2TE

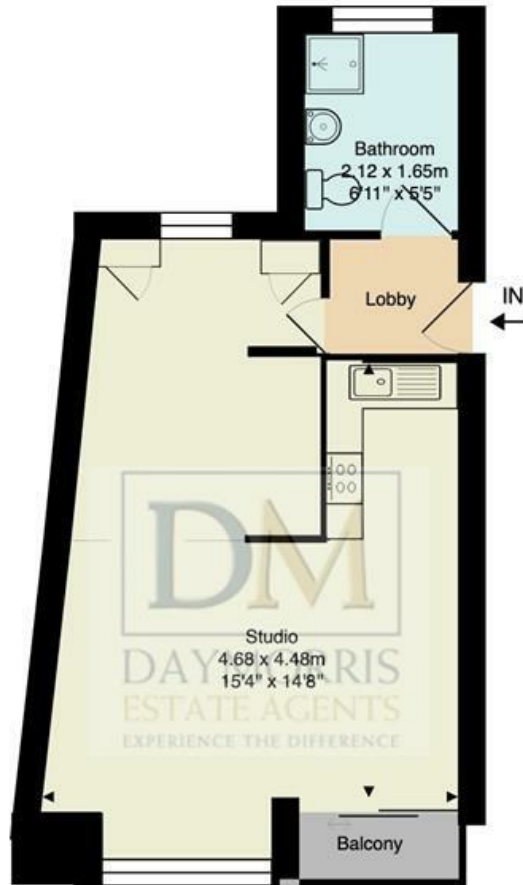
£375,000

A rarely available studio apartment positioned on the first floor of this small purpose built development, in the heart of South Hill Park. The property is flooded with natural light and there is the benefit of a private balcony to the front elevation. The entrance to the southern slopes of the Heath is within a five minute walk, along with the various shopping, dining and transport facilities at both South End Green and Hampstead Village, making this an ideal purchase for the first time buyer or rental investor.

BRIGHT STUDIO ROOM * OPEN PLAN KITCHEN * SHOWER ROOM * PRIVATE BALCONY * CLOSE TO HAMPSTEAD HEATH * OVERGROUND & BELSIZE PARK UNDERGROUND STATIONS * RESIDENTS PERMIT PARKING * EPC C * SHARE OF FREEHOLD * COUNCIL TAX BAND C *




**Oliver Court,
South Hill Park Gardens NW3**




Second Floor

Area: 30.0 m² ... 323 ft²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 | | | |
| | | 73 | 73 |
| England & Wales | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC |  |