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EXPERIENCE THE DIFFERENCE

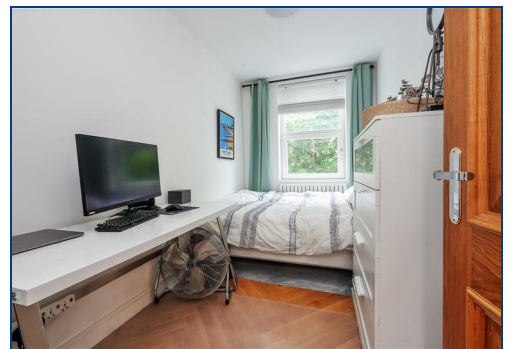
**Day Morris Estate Agents**

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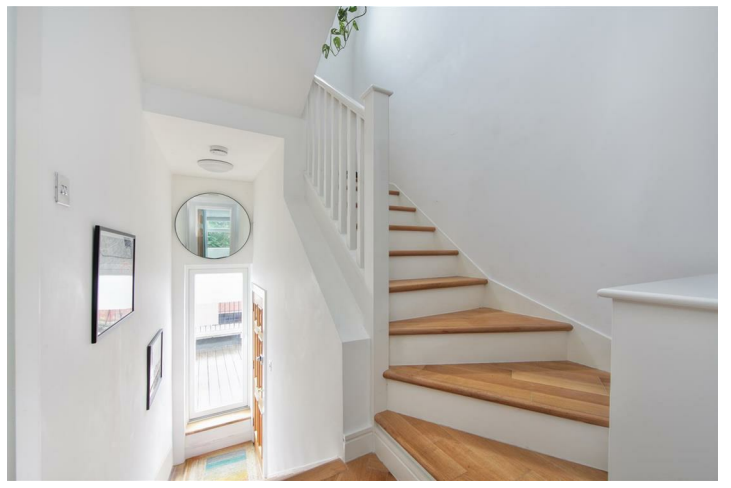
## Fleet Road, Hampstead, NW3 2QT

**£735,000**

A gorgeous two bedroom upper maisonette, within walking distance of Hampstead Heath. The property is naturally light throughout, with the accommodation arranged over the top two floors of this Victorian conversion. There is a lovely roof terrace to the rear - ideal for al fresco dining in clement weather. South End Green is just at the top of the road, where many shops, cafes and restaurants can be found.

- TWO BEDROOMS
- RECEPTION/OPEN PLAN KITCHEN
- BATHROOM
- EN-SUITE SHOWER ROOM
- PRIVATE ROOF TERRACE
- EPC B
- SHARE OF FREEHOLD
- SERVICE CHARGE: £100 PER MONTH APPROX.

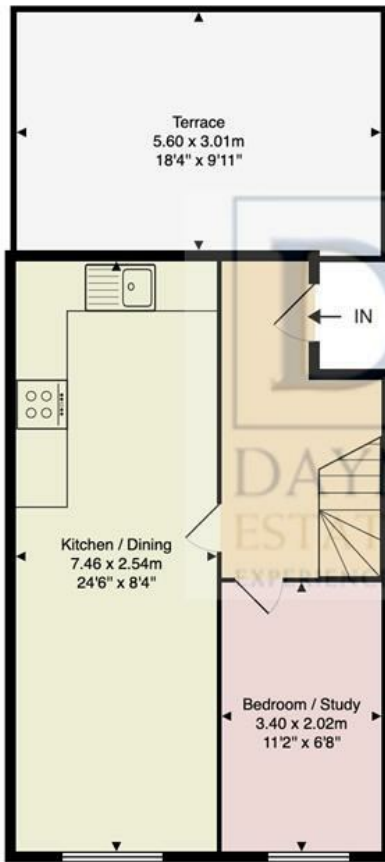




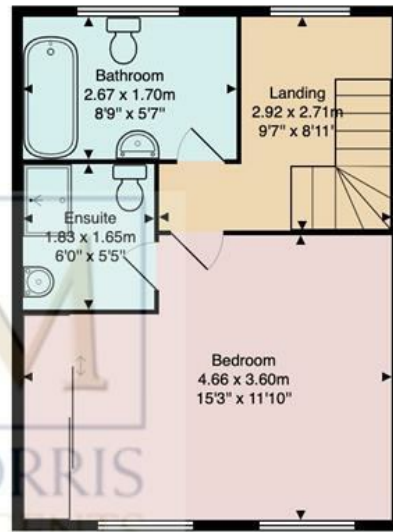




Fleet Road, NW3



Second Floor



Third Floor

Approx. Gross Internal Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup>

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	