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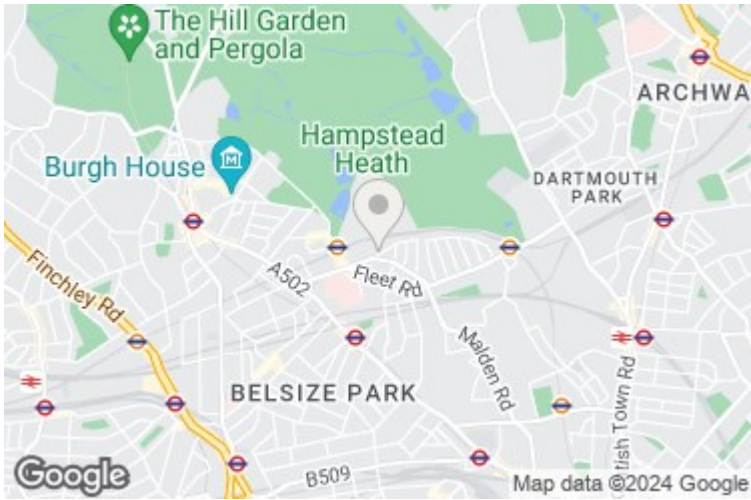
## Constantine Road, Hampstead, NW3 2LP

**£850,000**

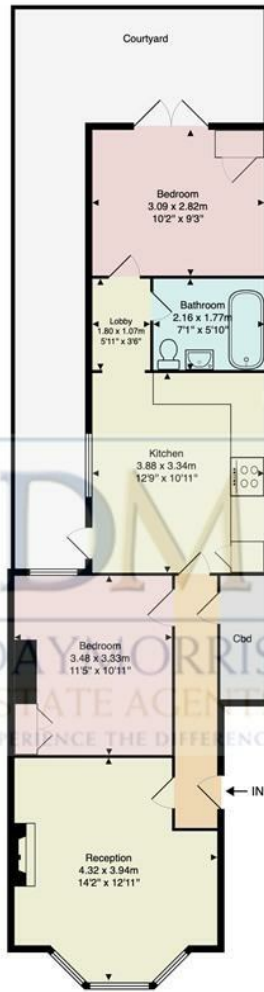
A gorgeous two bedroom flat, extensively refurbished by the present owner and offered for sale Chain Free. One of the highlights of this property is the charming courtyard garden, ideal for al fresco dining in clement weather. Located close to South End Green and Hampstead Heath, you'll have easy access to a variety of amenities, including shops, cafes, and restaurants. Whether you fancy a leisurely stroll on the Heath, or shopping in the bustling local district, the position on Constantine Road can meet all requirements.

- TWO DOUBLE BEDROOMS
- BRIGHT RECEPTION ROOM
- MODERN KITCHEN/DINER
- UTILITY AREA
- BATHROOM
- COURTYARD GARDEN
- SHARE OF FREEHOLD (UNDERLYING LEASE 125 YEARS FROM MARCH 1989)
- SERVICE CHARGE £130 APPROX PER MONTH
- EPD D





Constantine Road  
NW3



Ground Floor

Approx. Gross Internal Area: 60.8 m<sup>2</sup> ... 654 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>65</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	