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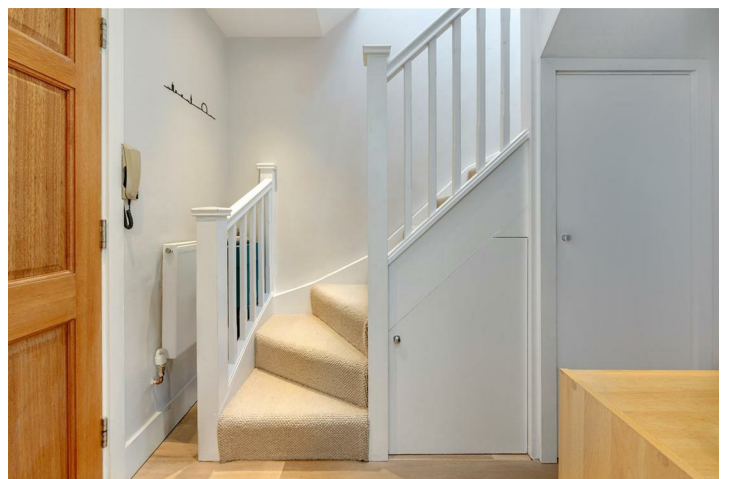
## Savernake Road, Hampstead, NW3 2JP

**£749,950**

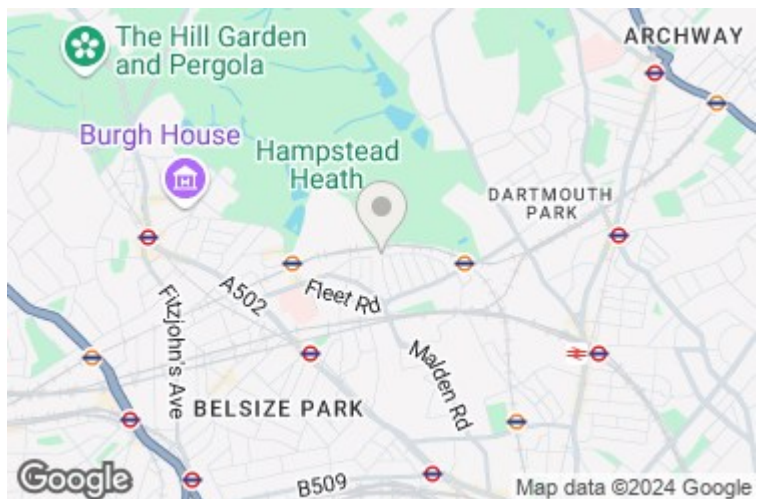
A beautifully presented two double bedroom apartment, arranged over the upper floors of this end of terrace Victorian conversion. Enviably situated just next to the footbridge to Parliament Hill and affording views to the Heath from both bedrooms, the property is offered in excellent condition and features good available storage on both floors. With a lovely feeling of natural light throughout, and being just a short walk from South End Green, this flat is a MUST SEE!

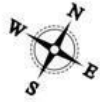
- TWO BEDROOMS
- BRIGHT RECEPTION
- OPEN PLAN KITCHEN
- SHOWER ROOM
- EN-SUITE BATHROOM
- GOOD AVAILABLE STORAGE
- VIEWS OVER HAMPSTEAD HEATH
- EPC D
- LEASEHOLD (CAMDEN COUNCIL FREEHOLD) 93 YEARS UNEXPIRED
- COUNCIL TAX BAND D



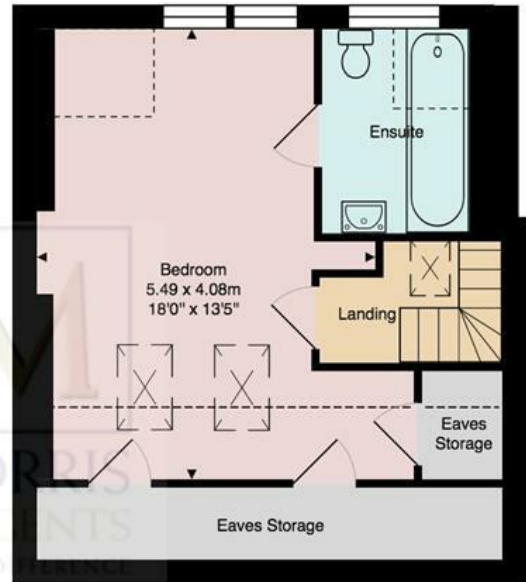








Second Floor



Third Floor

Approx. Total Internal Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup> (excluding eaves storage)

Approx. Gross Internal Area : 65.2 ... 702 Sq Ft (Excluding restricted Ht Areas and Eaves Storage)

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	<b>75</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		