



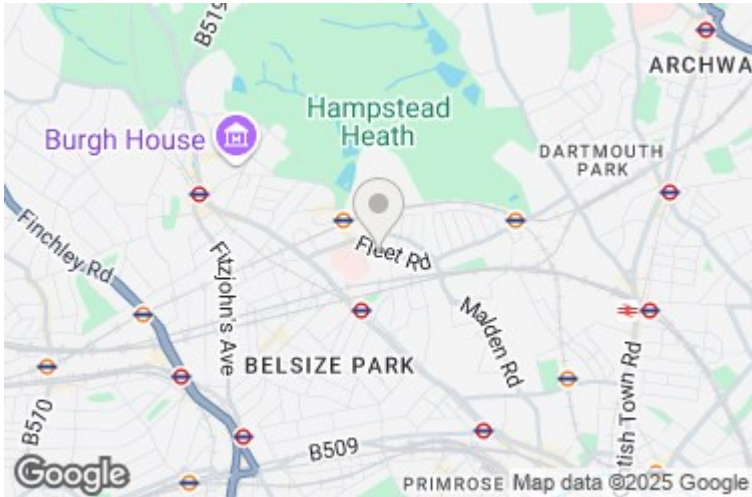
Fleet Road, Hampstead, NW3 2QX

Guide Price £700,000

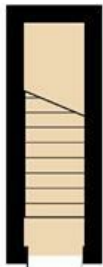
A beautifully presented two bedroom apartment, over the upper floors of a converted Victorian property. Ideally located within a short walk of Hampstead Heath and South End Green, the property provides bright, attractive rooms throughout, with access to a private roof terrace at the rear.

- TWO BEDROOMS
- BATHROOM
- NO SERVICE CHARGE/GROUND RENT, ANY COMMUNAL COSTS SPILT EQUALLY BETWEEN THE THREE FLATS
- SHARE OF FREEHOLD
- BRIGHT RECEPTION
- PRIVATE ROOF TERRACE
- CLOSE TO SOUTH END GREEN AND HAMPSTEAD HEATH
- SEPARATE KITCHEN
- EPC C
- WITHIN WALKING DISTANCE OF BELSIZE PARK (UNDERGROUND) AND HAMPSTEAD HEATH (OVERGROUND) STATIONS

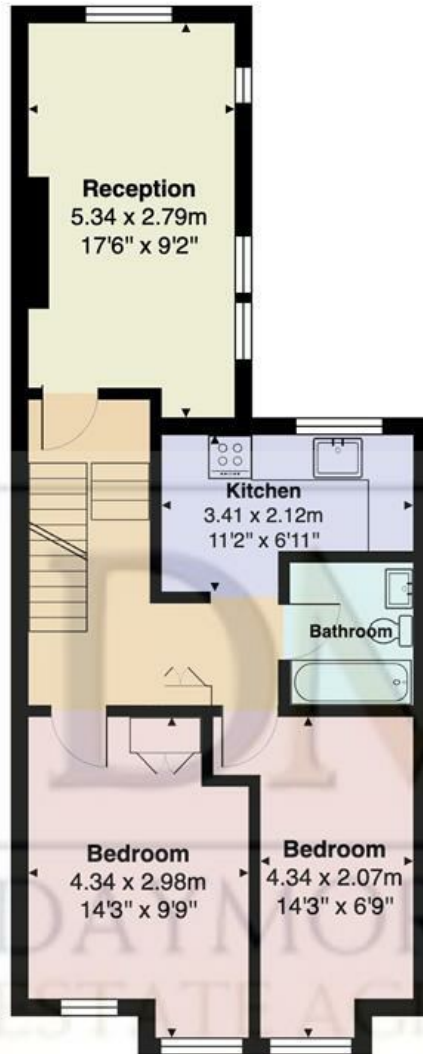




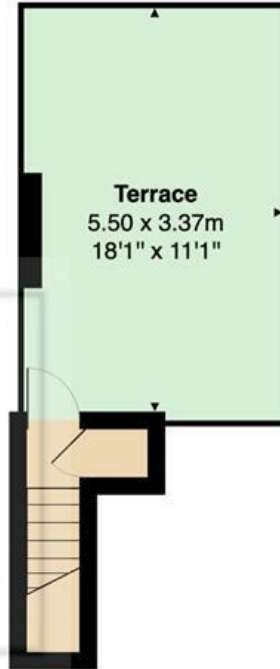
Fleet Road, LONDON, NW3 2QX



First Floor



Second Floor



Third Floor

Total Area: 62.0 m² ... 668 ft² (excluding terrace)

All measurements are approximate and for display purposes 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) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	