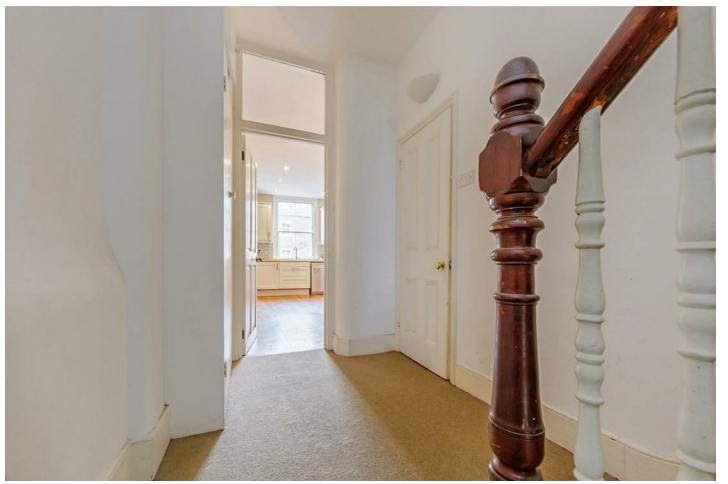


Courthope Road, Hampstead, NW3 2LD

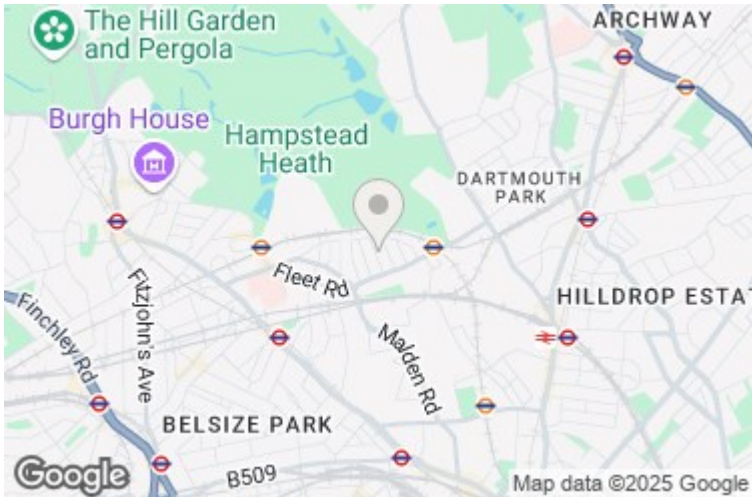
£1,700,000

Offering just under 1800 square feet of flexible accommodation, this three/four bedroom apartment is arranged over the first, second and third floors of a Victorian house, very close to Hampstead Heath. The property is ideal for the growing family, with the first floor providing a wonderful double reception and a separate spacious kitchen. The master bedroom suite, family bathroom and two further bedrooms are located on the second floor, with the top floor loft room giving the potential for a fourth bedroom. Externally, there is a large private roof terrace at the rear. Courthope Road is one of the very desirable leafy ladder roads within the Mansfield Conservation area, and is within easy walking distance of the many shops at South End Green and the excellent transport facilities at nearby Belsize Park (Northern line) and Gospel Oak (Mildmay and Suffragette lines).

- THREE/FOUR BEDROOMS
- DOUBLE VOLUME RECEPTION ROOM
- SEPARATE KITCHEN/BREAKFAST ROOM
- LOFT ROOM
- FAMILY BATHROOM
- GUEST CLOAKROOM & GOOD STORAGE
- LARGE ROOF TERRACE
- EPC E
- COUNCIL TAX BAND E
- FREEHOLD



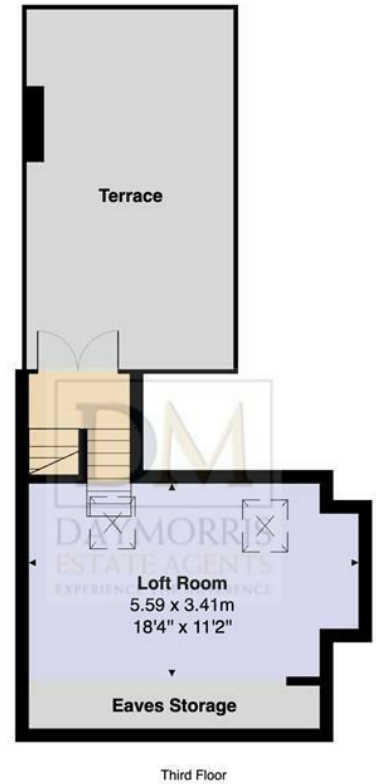
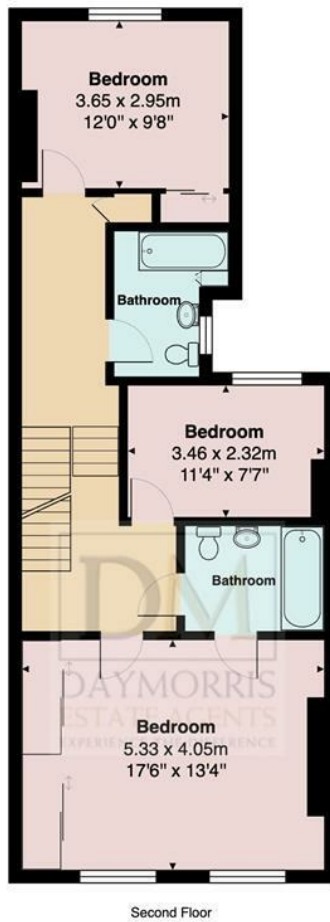
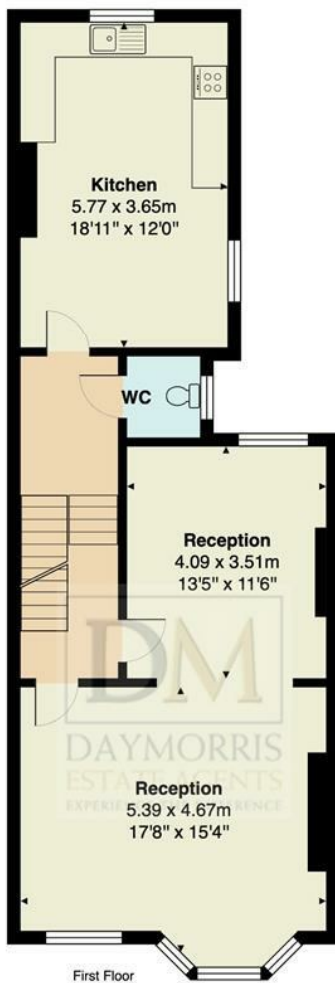




Courthope Road London NW3 2LD



Ground Floor



Total Area: 166.7 m² ... 1794 ft² (excluding eaves storage, terrace)

All measurements are approximate and for display purposes only.
These details are subject to contract.

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		
	46	70
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	