

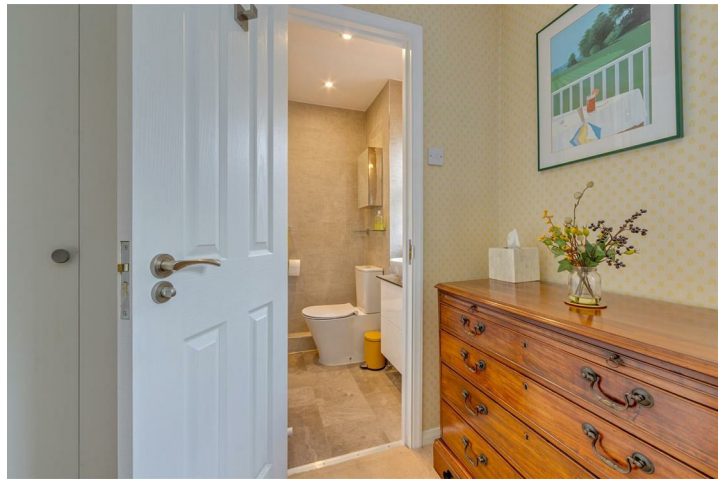


St. Crispins Close, Hampstead, NW3 2QF

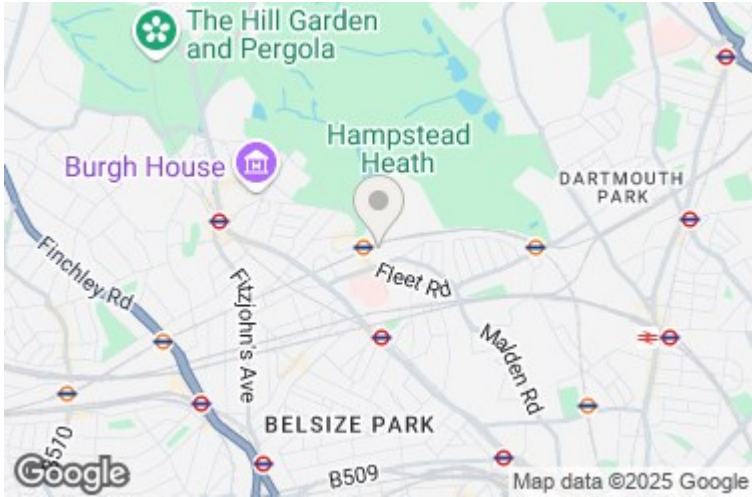
£1,550,000

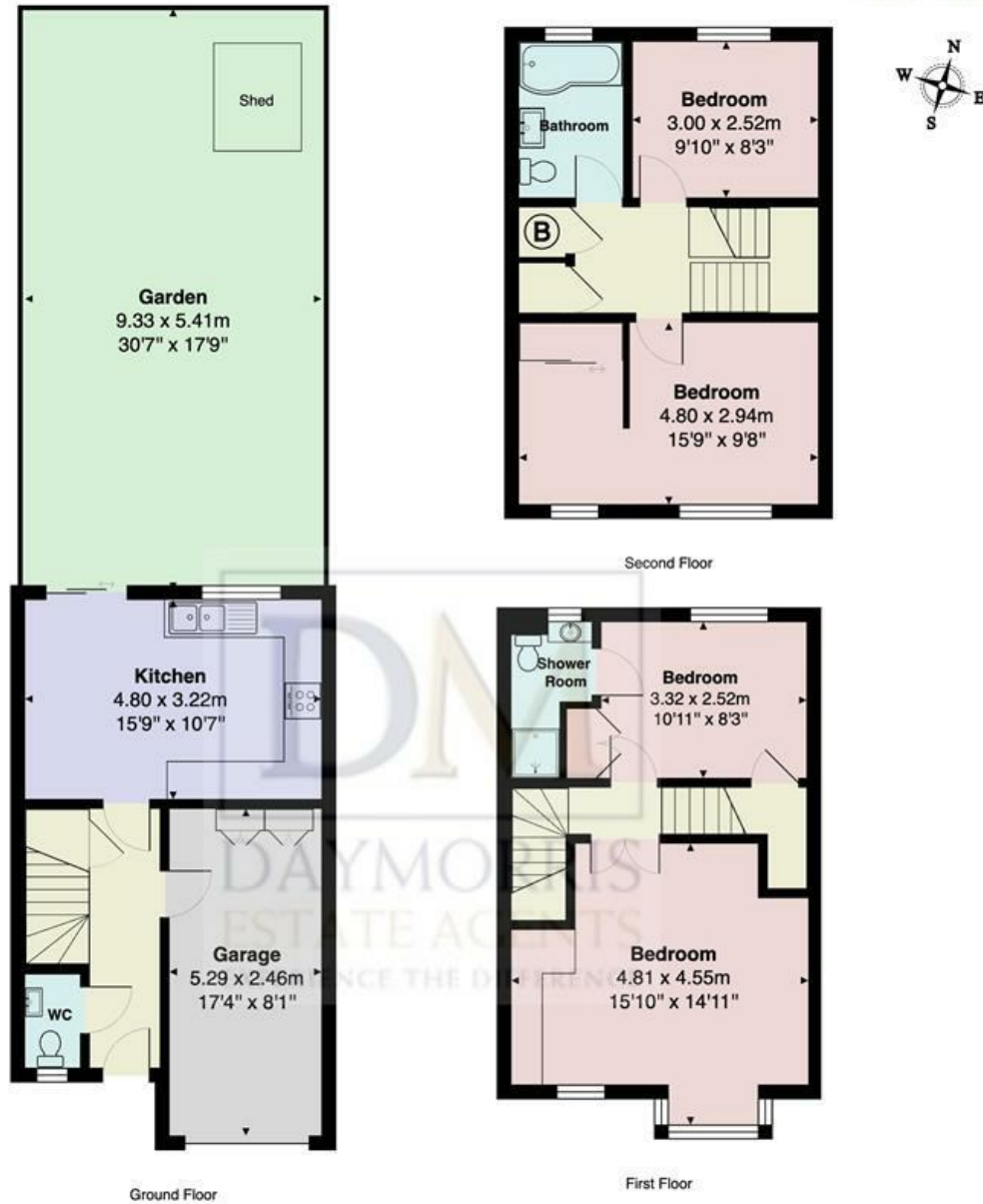
An end of terraced freehold house, situated in a private gated residential street, in the heart of South End Green - just moments from Hampstead Heath. Providing three/four bedrooms, the property benefits from a charming garden at the rear, an integral garage and off street parking to the front of the property. There is also the potential to convert the attic space, subject to planning permission. Available for sale chain free, and for the first time in over thirty years, this is a rare opportunity to acquire a family home in this secluded, yet prime location.

- THREE/FOUR BEDROOMS
- FRONT AND REAR GARDENS
- LARGE KITCHEN/DINER
- GUEST CLOAKROOM
- BATHROOM
- OFF STREET PARKING PLUS GARAGE ' LARGE ATTIC
- EN-SUITE SHOWER ROOM
- EPC C
- RECEPTION ROOM
- COUNCIL TAX BAND G









Total Area: 112.3 m² ... 1208 ft² (including garage)

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		
	69	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		