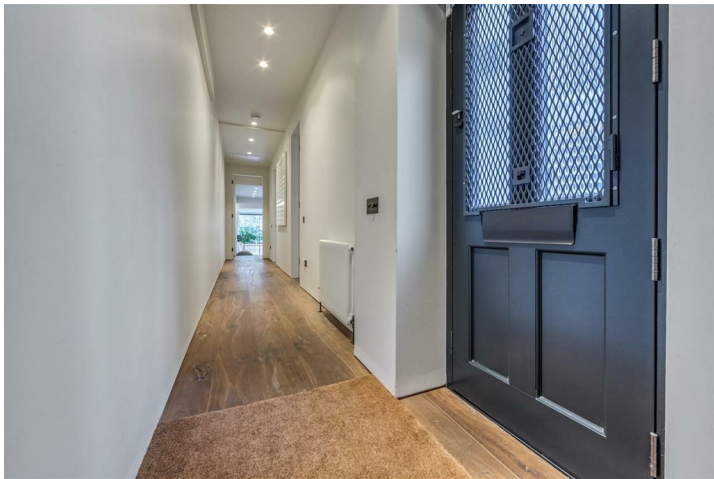


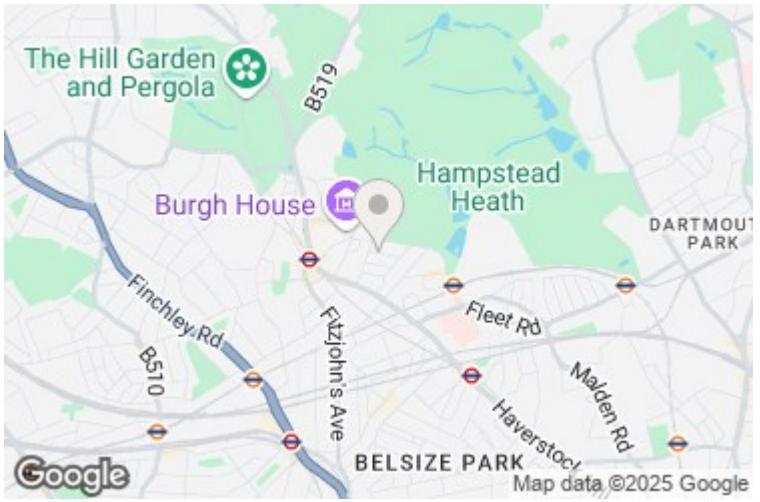
Denning Road, Hampstead, NW3 1ST

£1,750,000

A beautifully refurbished two double bedroom garden flat, in the heart of Hampstead village. The property has been tastefully modernised by the present owners, and is full of natural light, with a lovely feeling of space throughout. There is very useful available storage space, an attractive courtyard, and the benefit of a good sized private garden at the rear. Denning Road is enviably located in one of the premier locations NW3 has to offer, being within a short walk of the High Street, Hampstead station for the Northern Line, and the open space of the Heath.

- TWO DOUBLE BEDROOMS
- COURTYARD
- RECEPTION/OPEN PLAN KITCHEN
- EXCELLENT AVAILABLE STORAGE
- EN-SUITE BATHROOM
- PRIVATE REAR GARDEN
- WALK IN WARDROBE
- SHOWER ROOM
- EPC D - ANNUAL BUILDINGS INSURANCE - £860
- COUNCIL TAX BAND E / LEASEHOLD - 152 YEARS UNEXPIRED







Lower Ground Floor

Total Area: 93.4 m² ... 1006 ft² (including attic storage and patio storage)

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		
	65	79
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	