



Shirlock Road, , Hampstead, NW3 2HS

£1,650,000

Available for sale for the first time in over 40 years. A four bedroom triplex maisonette offering close to 1550 square feet, with well proportioned rooms throughout. The property has a number of period features, with lofty ceiling height in the principal reception room, which has a lovely outlook along Shirlock Road. There is access to a private roof terrace, along with steps from the first floor to an idyllic rear garden, which has been well cared for by the present owner. There is the additional benefit of the property being at the end of the terrace, allowing direct access to the garden at the rear. The freehold is in the ownership of Camden Council, and the flat is being sold with a newly extended lease of 172 years.

- FOUR BEDROOMS
- ONE BATHROOM / TWO SHOWER ROOMS
- LEASEHOLD (CAMDEN FREEHOLD) 172 YEARS REMAINING
- EPC D
- BRIGHT RECEPTION ROOM
- PRIVATE BALCONY AND ROOF TERRACE
- ANNUAL SERVICE CHARGE £800 / GROUND RENT £10
- KITCHEN
- ACCESS TO A SHARED REAR GARDEN
- COUNCIL TAX BAND F



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (91-100)		A (1-10)	
B (81-90)		B (11-20)	
C (71-80)		C (21-30)	
D (61-70)		D (31-40)	
E (51-60)		E (41-50)	
F (41-50)		F (51-60)	
G (31-40)		G (61-70)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC