

## ROSSLYN HILL, LONDON, NW3

£6,895

Goldman Greg are delighted to present this stunning three bedroom apartment within a period building with gated access, on a desirable Hampstead street.

This raised ground-floor flat is decorated to an excellent standard, including a smart separate eat-in kitchen and comes complete with herringbone parquet flooring and high ceilings throughout.

It is spacious (1205 sq ft) and includes a large bay window in the South-West facing living room, along with two modern bathrooms (one en-suite) and fitted wardrobes in two of the bedrooms. There are large windows and period features throughout.

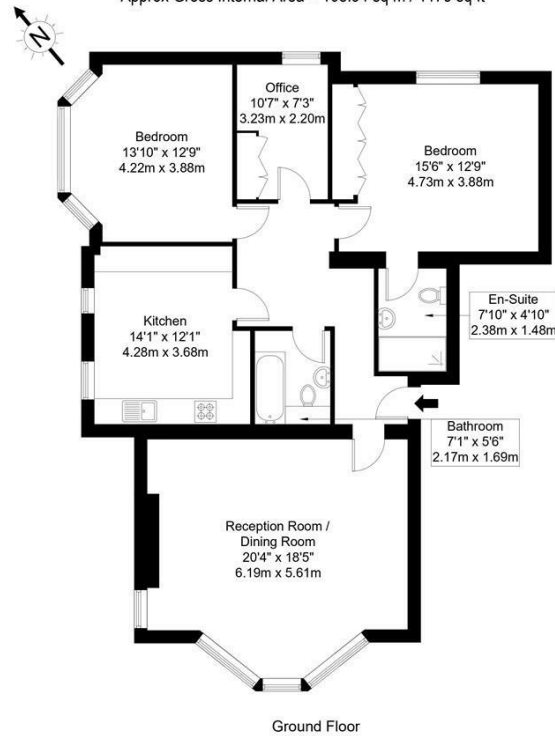
The property is a short walk from the amazing green spaces of Hampstead Heath, as well as the boutique shops and cafes of Hampstead village and Belsize Park. There is a well-equipped Marks and Spencer food hall nearby.

It is located equal distance (0.2 miles) from both Hampstead and Belsize Park tubes as well as Hampstead Heath rail station.



## Rosslyn Hill, NW3 1PH

Approx Gross Internal Area = 108.94 sq m / 1173 sq ft

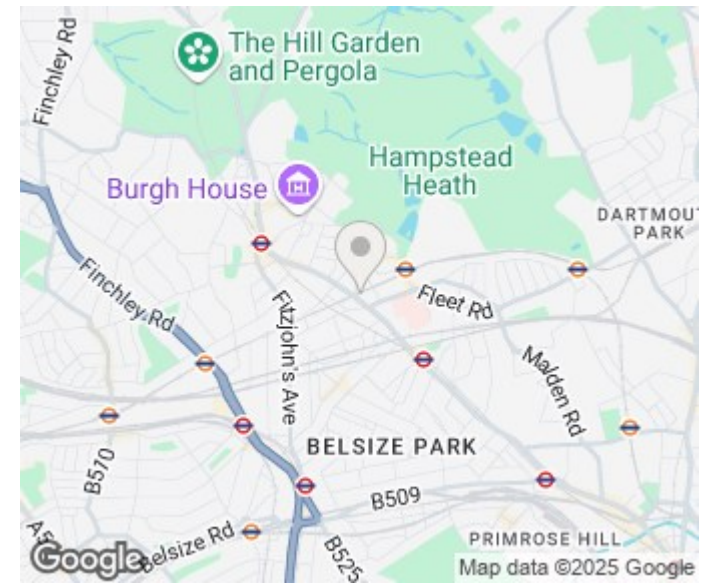


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**BLEU**  
**PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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