

MATTHEW JAMES

Residential Sales • Lettings • Management



Flat 1, 13 South Hill Park Gardens, Hampstead, NW3 2TD

£2,800 Per Calendar Month

An impressive, bright one bedroom flat on the lower ground floor of a Victorian house nestled in South End Green and within 150 metres of Hampstead ponds and heath. This property has been refurbished throughout to a high standard with many original features remaining. It also benefits from high ceilings, superb oak floors and an extensive private garden. South End Green offers a wonderful location with its independent shops, cafes, eateries and transport links all within a 5 minute walk, including Hampstead Heath Overground Station and numerous bus routes. A short 10 minute walk takes you to both Belsize Park and Hampstead village with their own shops, cafes, restaurants, amenities and character, both benefitting from access to the Northern Line.

Unfurnished. Available From 21st September.

Lower Ground Floor

Private entrance, accessed via outside steps.

Vestibule



Entry phone system, matted flooring, window overlooking the private garden at the front of the property, wall mounted light and radiator.

Sitting Room



A lovely, generous and bright space with high ceiling and impressive oak floor boards, original features include ornate cornices, picture rails and skirting along with large sash windows into a bay overlooking the private garden to the front of the property, superb shelving options, pendant light fitting with ceiling rose, radiator, TV, telephone and media points. Door to bedroom and opening to Kitchen....

Kitchen



A smart, modern kitchen, featuring a range of light oak wall and base units with stainless steel fittings and dark work surfaces, incorporating a stainless steel sink with swan neck mixer tap and four ring gas hob with extractor canopy above, integrated fan assisted oven/grill, microwave, fridge/freezer, dishwasher and washer/dryer. Other features include oak floors, under unit lighting, inset spotlights and tiled splash-backs.

Double Bedroom



Accessed from the sitting room. A large double bedroom again with the terrific oak floor, high ceiling, ornate cornices and ceiling rose, other features include a radiator, large wardrobe and TV point. Glass doors with original wooden shutters give access to the spacious, bright conservatory at the rear of the property.

Bathroom



A stylish bathroom with white suite and chrome fittings, comprising of a panel enclosed bath with wall mounted shower fitting, mixer taps and a glass shower screen, low flush WC, wall mounted wash basin with storage below, fully tiled walls and floor, chrome heated towel rail, a large mirror with vanity light above, a tall mirrored cabinet, frosted double glazed window towards the garden at the front of the property and inset spotlights.

Conservatory



Accessed from the bedroom. A superb, bright and pleasant space, featuring double glazed windows

on three sides with doors at the end giving access to the private, sole use garden at the rear of the property. Other features include grey painted wooden floor boards, blinds, pendant light fitting, TV point and radiator.

Private Rear Garden



An extensive mature, peaceful garden at the rear of the property, accessed through the conservatory. Features include a Yorkstone terrace adjacent to the conservatory, a good sized lawn with mature borders, garden lights and a large shed with light and power at the end of the garden.

Exterior



Terraced private front garden.

Additional information

council tax band: D

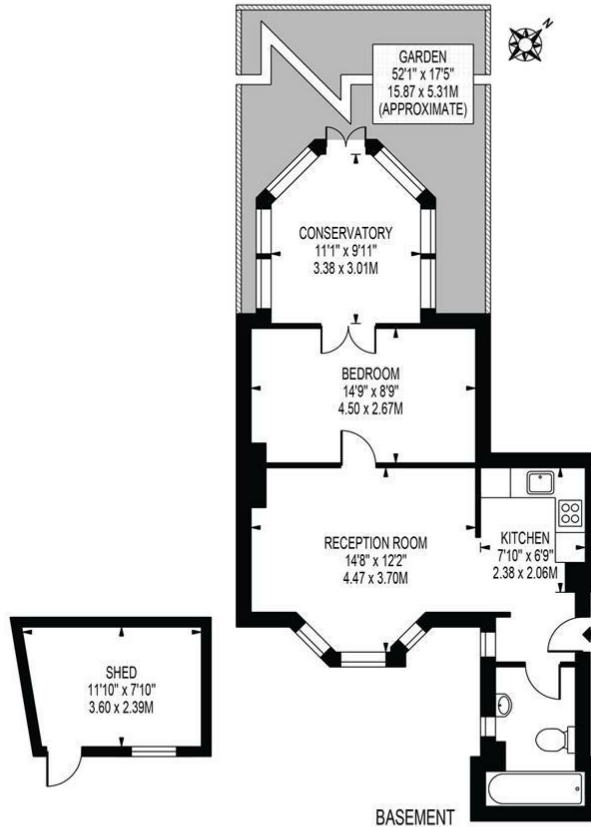
2022/2023 £1,792

Deposit - 5 weeks x agreed rent

12 month tenancy agreement

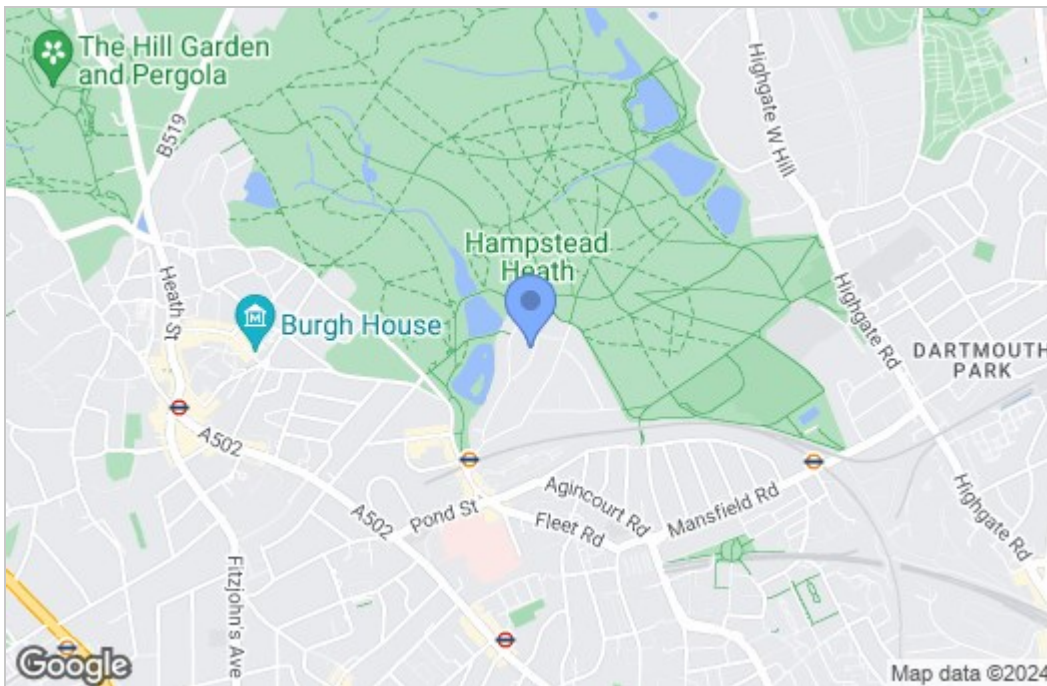
Floor Plan

SOUTH HILL PARK GARDENS
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 531 SQ FT - 49.30 SQ M
 (EXCLUDING SHED)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 88 SQ FT - 8.16 SQ M

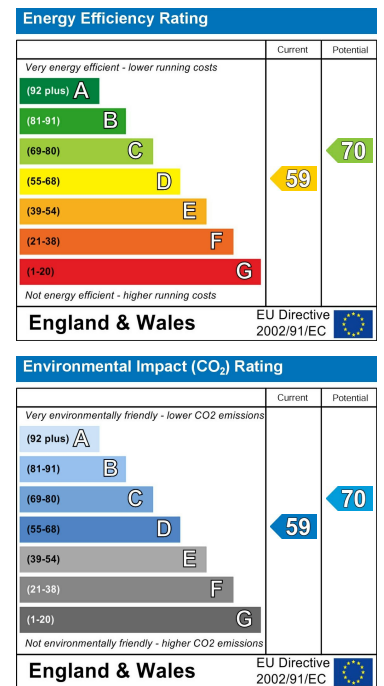


FOR ILLUSTRATION PURPOSES ONLY
 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.