



Hampstead Heath, London, NW3 2PH

Offers Over £775,000





# 1a Hampstead Hill Gardens



## Description

A two bedroom apartment with its own private entrance, situated on the garden level of this imposing red brick Grade II Listed corner residence, built circa 1875, and located in a desirable tree-lined turning, moments from Hampstead Heath.

The property spans approximately 726 sq ft, providing ample space for comfortable living, comprising a reception room with two sets of doors that open out to a private patio area, feature fireplace and space for integrated wall-mounted television, modern kitchen/breakfast room, master bedroom with en-suite bathroom, second double bedroom, and family bathroom.

Hampstead Hill Gardens is perfectly positioned to allow easy access to the shops and cafés in South End Green including the areas only M & S, as well as the wide range of amenities, restaurants, and transport links at both Belsize Park and Hampstead Village. It's only an 8 minute walk to either Hampstead Heath Overground or to Belsize Park (Northern Line) tube station, providing excellent transport links to the City and West End.

- SHARE OF FREEHOLD
- OWN ENTRANCE
- 2 BATHROOMS
- MOMENTS FROM HAMPSTEAD HEATH
- GRADE II LISTED
- 2 BEDROOMS
- 3 SECLUDED PATIOS
- NO ONWARD CHAIN

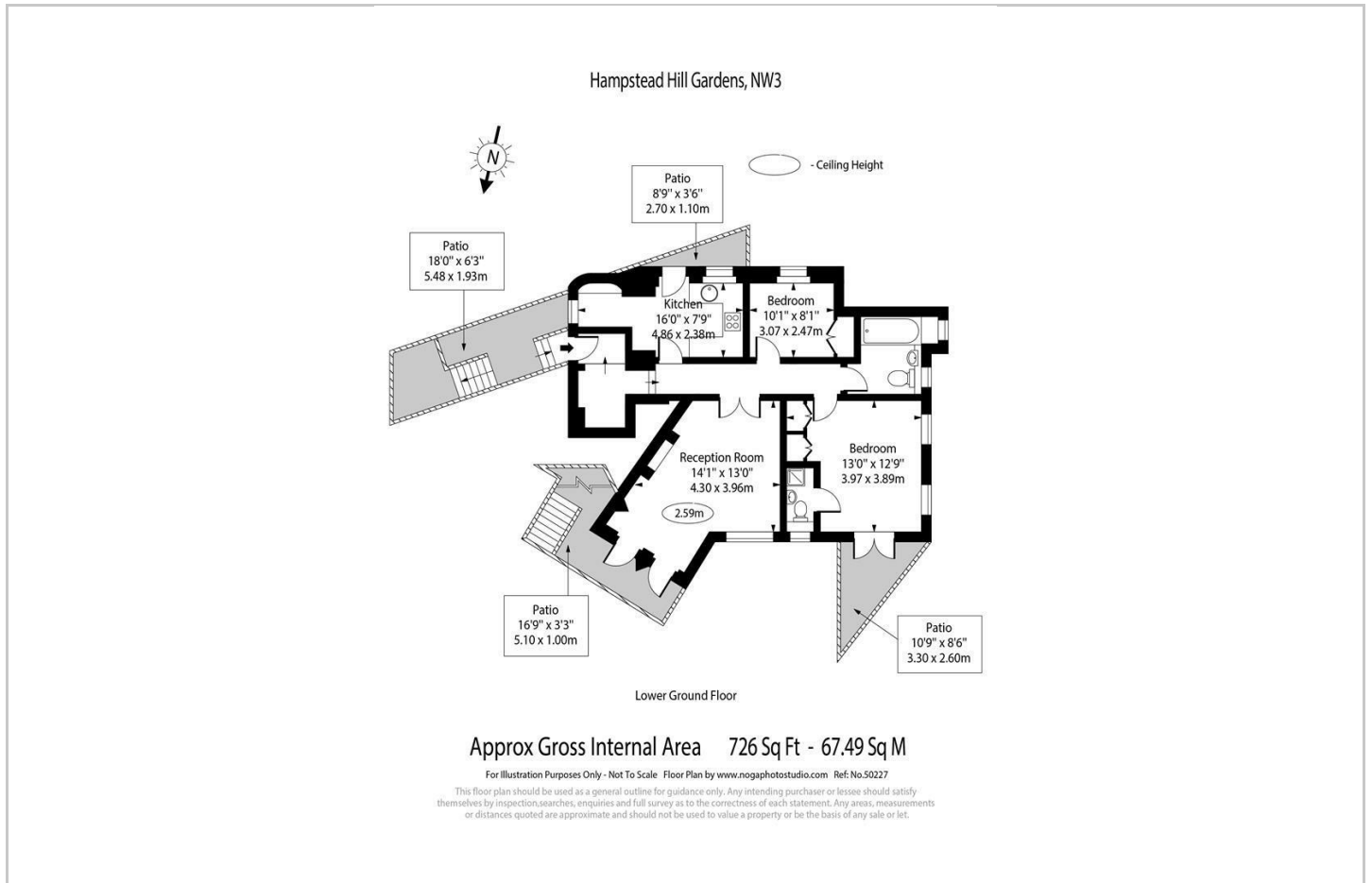




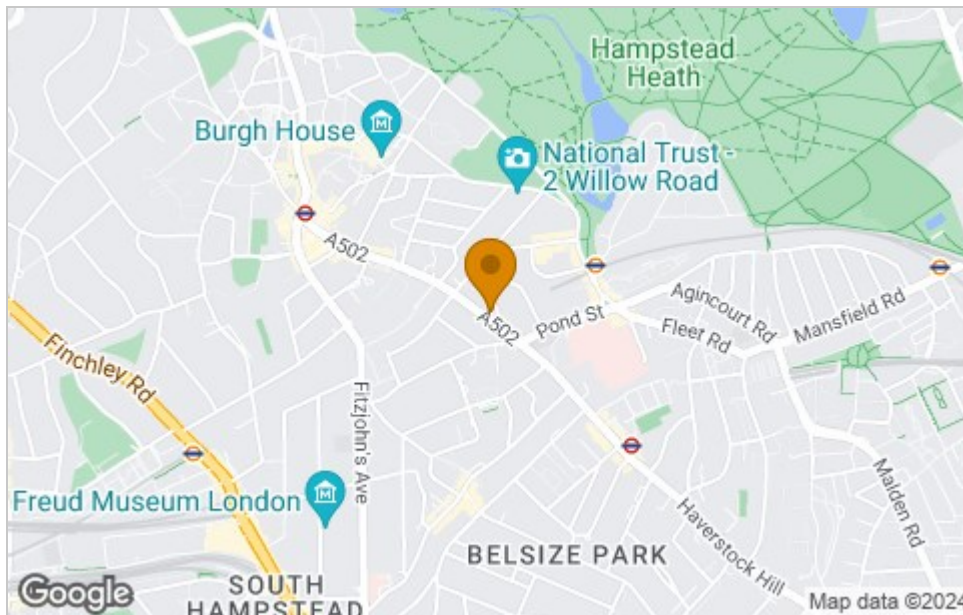




## Floor Plan



## Area Map



## Energy Efficiency Graph

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	

## Viewing

Please contact our Hampstead Sales Office on 020 7431 1881 if you wish to arrange a viewing appointment for this property or require further information.

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