



South Hill Park, Hampstead NW3
£5,500,000 Freehold Sole Agents



South Hill Park, Hampstead NW3

A beautifully presented five bedroom & three reception room, family home (3,205 Sq Ft – 297.75 Sq M), with high ceilings and a 26' master bedroom suite with balcony and views towards the city, just a two minute walk from Parliament Hill and Hampstead Ponds.

The property is an accommodating five storey mid terrace Victorian house, refurbished and remodelled for the current owners by Barbara Weiss Architects, whose work is well regarded for its timeless simplicity and great attention to detail.

35' double reception room • reception room 3 open to • kitchen dining room • 26'8 master bedroom suite including bathroom & balcony • 4 further double bedrooms • family bathroom • shower room • guest WC • utility room • store room • south east facing garden • separate lower ground floor entrance • residents permit parking

The sought-after South Hill Park Conservation Area is a popular family neighbourhood which has the advantage of having no through-traffic and is surrounded by Hampstead Heath.

South End Green is a short stroll, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer, while Hampstead Village is approximately a 10 minute stroll.

Hampstead Heath (London Overground Station) is less than a 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is approximately 0.7 miles, a 12-15 minute walk. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

£5,500,000 Freehold Sole Agents

Telephone 020 7794 7794















Stacked built-in appliances including a microwave, a toaster oven, and a main oven.

Main kitchen counter area with a sink, faucet, and various kitchen items like a coffee maker and toaster.

Central kitchen island with a dark countertop, white cabinetry, and a fruit basket on top.

Refrigerator unit integrated into the kitchen cabinetry.









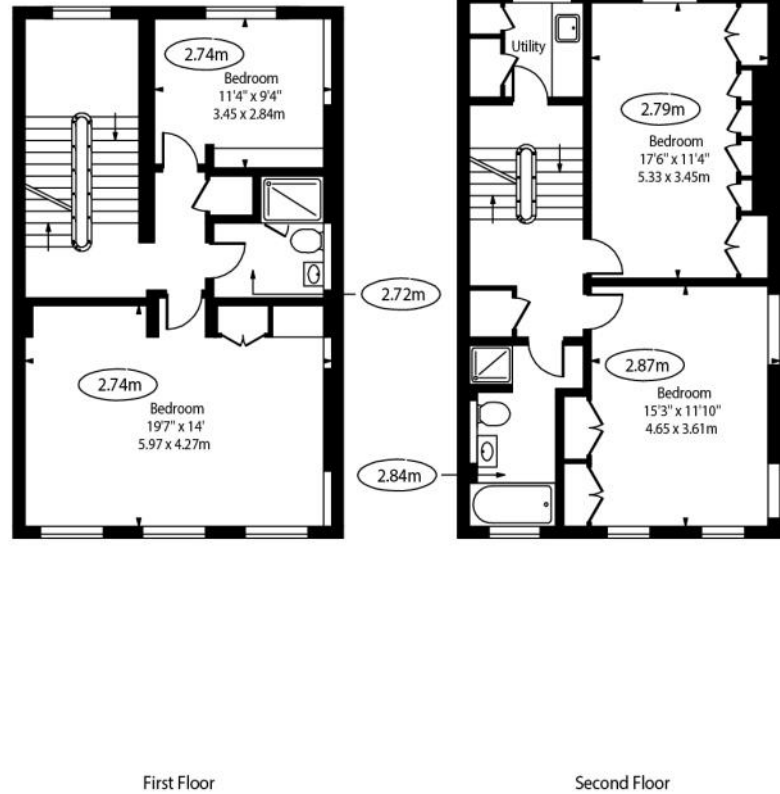
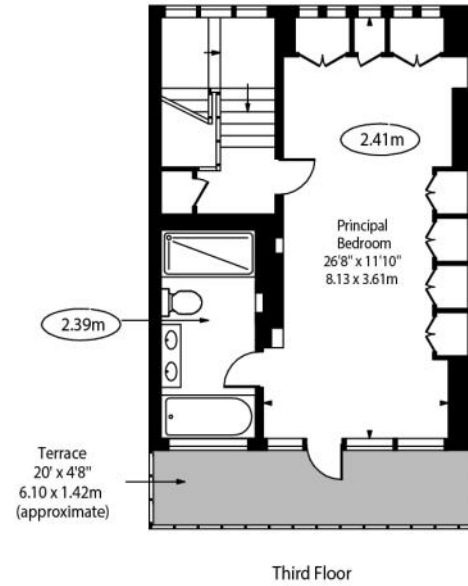
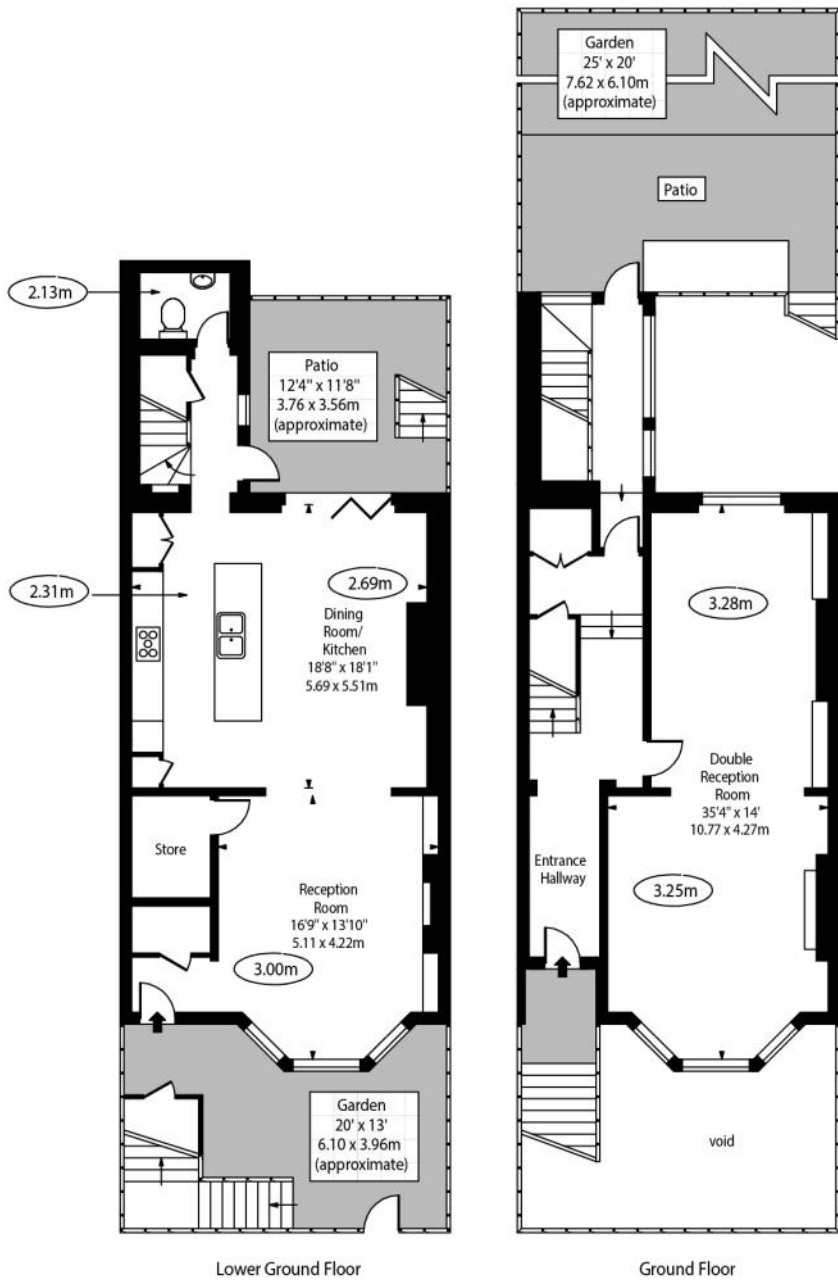








○ - Ceiling Height



Size
(Approximate Gross Internal Area)

3,205 Sq Ft - 297.75 Sq M

For Illustration Purposes Only - Not to Scale

This floor plan should be used as a general outline for guidance only. 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.

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

www.amberden.co.uk

Telephone 020 7794 7794

