



Parliament Hill, Hampstead NW3
£7,850,000 Freehold





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An exceptional six bedroom family house – one of the largest (4,259 Sq Ft – 395.67 Sq M) in this sought after Hampstead enclave - less than a two minute walk from Hampstead Heath & Parliament Hill’s iconic views of London.

The property offers 1,242 Sq Ft – 115.38 Sq M of prized ground floor (not lower ground) living space. Three generous double bedrooms and a family bathroom on the second floor, totalling 924 Sq ft – 85 Sq M, provide perfect children’s rooms; and a stunning office/bedroom, with an ensuite bathroom, over the entire third (top) floor extends to 520 Sq Ft – 48.30 Sq M, and opens a decked balcony and panoramic views across London.

Living room/dining area & kitchen • dining room • guest W.C. • family room • laundry room • plant room • master bedroom with en-suite bathroom & dressing area opening to a large, decked terrace • four additional bedrooms (one with en-suite shower) • family bathroom • office/bedroom with en-suite bathroom & balcony • south east facing garden

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 12 minute stroll. Hampstead Heath (London Overground Station) is approximately a 3 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is approximately 0.7 miles, approximately a 13 minute walk. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

Residents permit parking CA-H • London Borough of Camden Council Tax Band H • EPC Rating D

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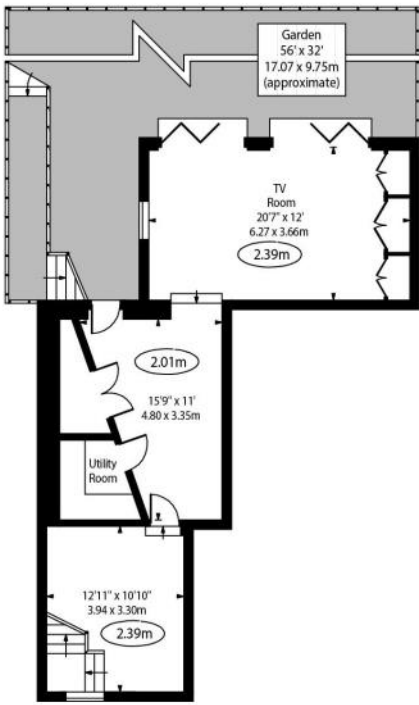




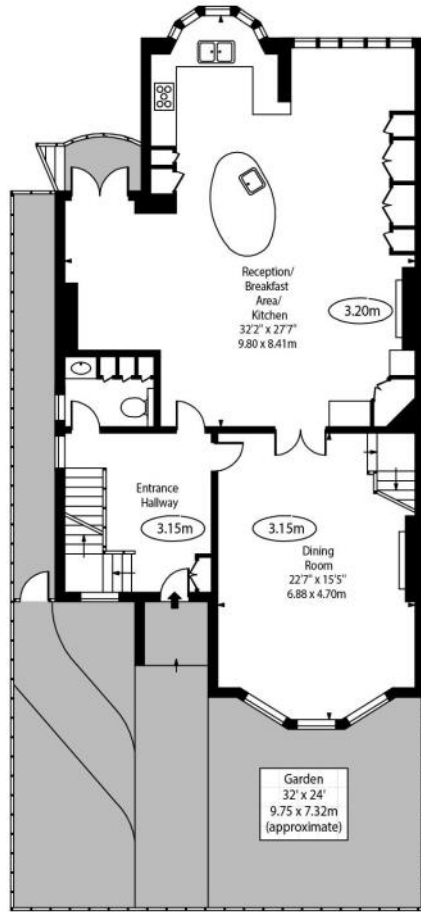




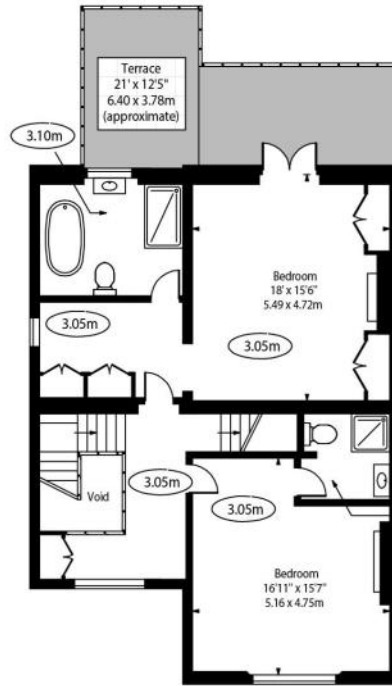




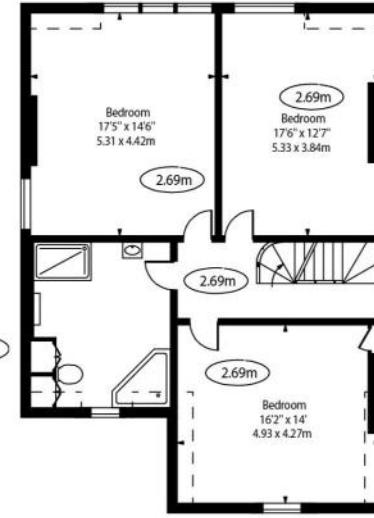
Lower Ground Floor



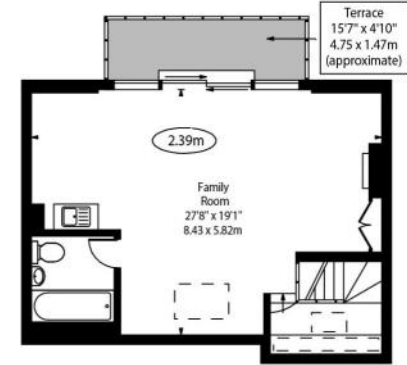
Ground Floor



First Floor



Second Floor



Third Floor

○ - Ceiling Height

Approx Gross Internal Area 4259 Sq Ft - 395.67 Sq M
 Approx Floor Area Including Restricted Heights 4321 Sq Ft - 401.43 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.48136

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Telephone 020 7794 7794

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