



AMBERDEN  
ESTATES

South Hill Mansions, South Hill Park NW3  
£2,000,000 Share of Freehold





## South Hill Mansions, South Hill Park NW3

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An exceptionally rare 3 bedroom ground floor flat offering 1,198 Sq ft – 111.29 Sq M of lateral accommodation, landscaped communal gardens and a west facing balcony with stunning views across Hampstead Ponds & Hampstead Heath.

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.

Reception • kitchen/dining room • bedroom 1 • bedroom 2 • family bathroom • bedroom 3 • landscaped west facing communal gardens • west facing balcony with views of Hampstead ponds • resident permit parking • EPC TBC

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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 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.7 miles. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

Telephone 020 7794 7794















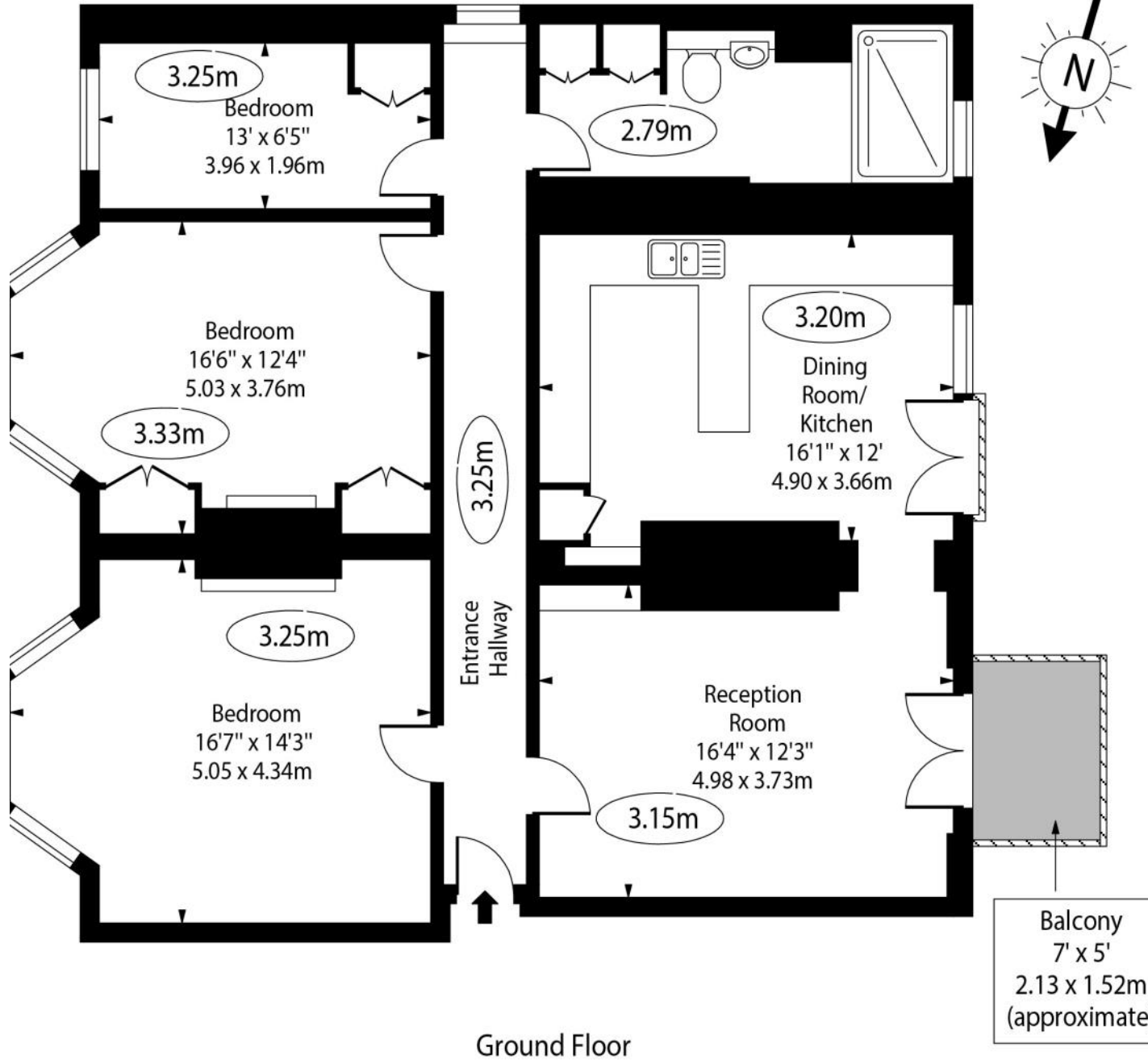






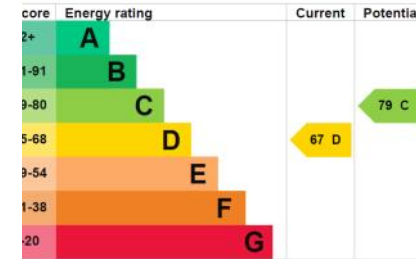


○ - Ceiling Height



Approx. Gross Internal Area  
**1,198 Sq Ft - 111.29 Sq M**

**For Illustration Purposes Only - Not to Scale - Nogaphotostudio**  
 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.



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