





Nassington Road, Hampstead NW3

A beautifully presented top floor studio flat, with a private roof terrace and stunning views across London, situated less than a minute's walk from Hampstead Heath.

29' studio room & open-plan kitchen • bathroom • roof terrace • eaves storage
• WC

South End Green is close is a short stroll, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer, while Hampstead Village (0.6 miles) is a 10-12 minute walk.

Hampstead Heath Overground Station is a 3-4 minute walk (0.2 miles) and Gospel Oak Overground Station is a 9-10 minute walk (0.5 miles). The nearest London Underground station is Belsize Park (Northern Line) is a 12-14 minute walk (0.7 miles). 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 D • EPC rating D • Lease: 999 years from 25 December 2023 • Service Charge - 20% of outgoings

£495,000, subject to contract. Leasehold, sole agents

Telephone 020 7794 7794



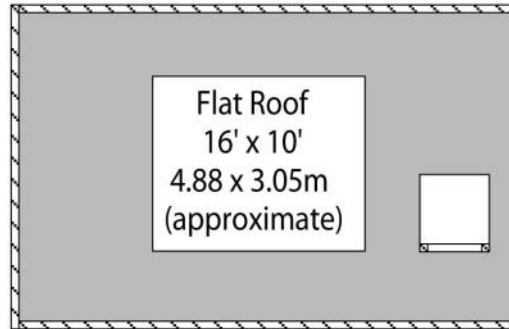
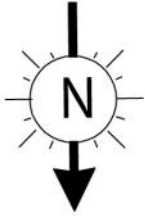




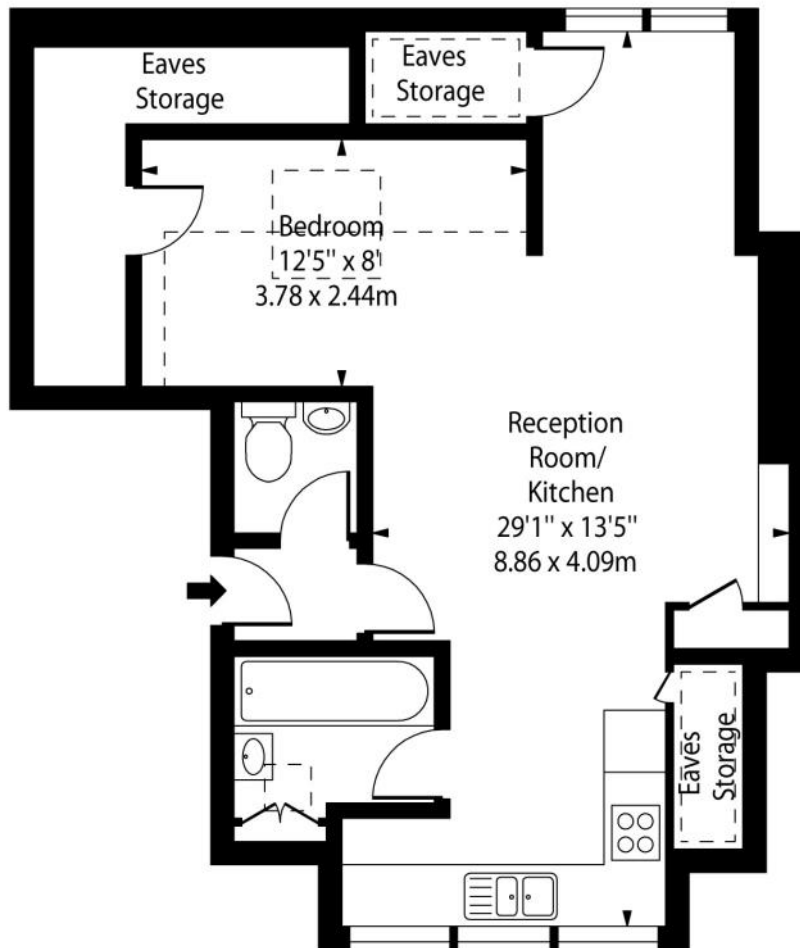








Fourth Floor



Third Floor

Approx. Gross Internal Area incl.
Restricted Height
543 Sq Ft - 50.45 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		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		

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