



South Hill Park, Hampstead NW3  
£3,985,000 Freehold



## South Hill Park, Hampstead NW3

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An exceptional 4 bedroom family house (3,026 Sq Ft - 281 Sq M), presented to a high standard, with beautiful finishes, an elegant master suite, well-appointed kitchen - opening to dining & living areas, & an impressive 51' media/family/games room; in a sought-after Hampstead neighbourhood.

Reception room open to dining room open to • kitchen • master bedroom suite  
• 3 double bedrooms • family bathroom • shower room • study • 51' media/family/games room • study • conservatory • landscaped garden • residents permit parking  
• EPC Rating D

The semi-detached Victorian property is situated in the South Hill Park Conservation Area, a popular family neighbourhood which literally abuts Hampstead Heath and has the advantage of having no through-traffic. South End Green is a short stroll and has a great mix of local shops, café's, pubs & neighbourhood restaurants, in addition to the areas only Marks & Spencer.

The Hampstead Heath London Overground Station is a short walk and travel to Canary Wharf requires just a single change. The closest London Underground station is Belsize Park (Northern Line), approximately a 10 minute walk and there are frequent bus services from South End Green.

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Approx. Gross Internal Area  
**3,026 Sq Ft - 281 Sq M**  
 incl. Restricted Height

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		73   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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