

Parliament Hill, Hampstead NW3  
£8,500,000. Freehold. Sole Agents.

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ESTATES







## Parliament Hill, Hampstead NW3

An exceptional five bedroom family house (4,070 Sq Ft - 378.10 Sq M) with off street parking, far reaching views across London, and a 110' garden which backs on to Hampstead Heath.

3 reception rooms • 25' kitchen/dining room • 25' master suite • 4 double bedrooms - all ensuite • large utility room • guest cloakroom & shower room • utility room • storage room • 110' mature garden • off-street parking • EPC Rating D

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

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.

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 13 minute walk and there are frequent bus services from South End Green.

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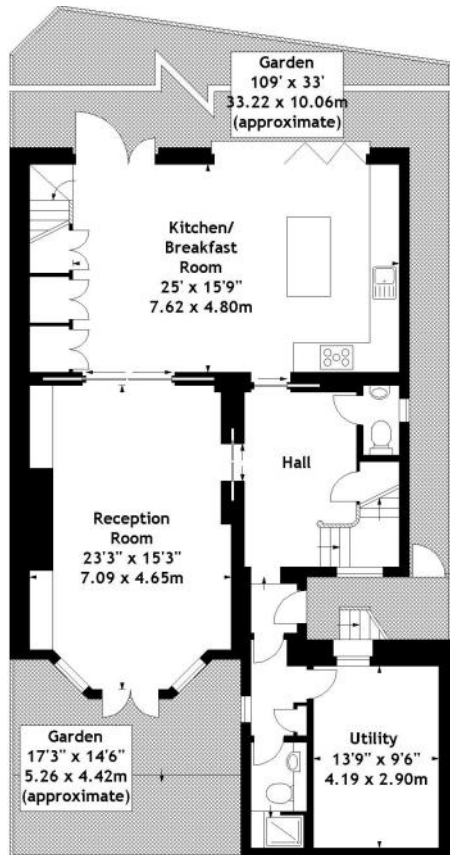




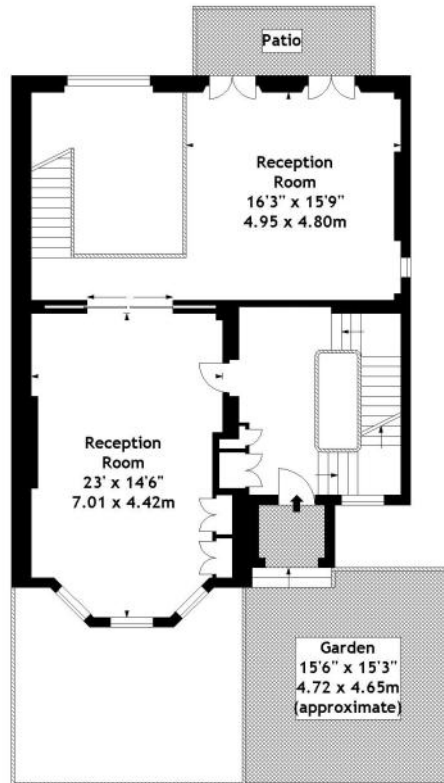
Approx. Gross Internal Area  
**4,070 Sq Ft - 378.10 Sq M**

For Illustration Purposes Only - Not to Scale

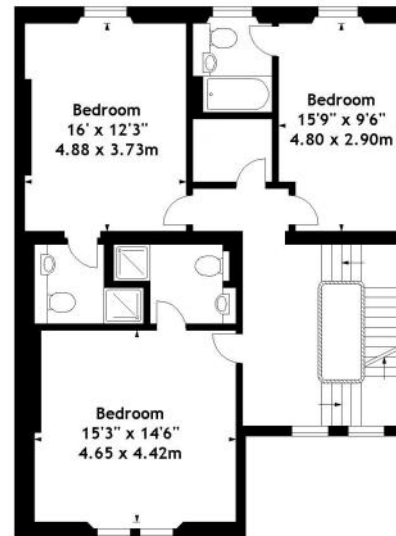
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



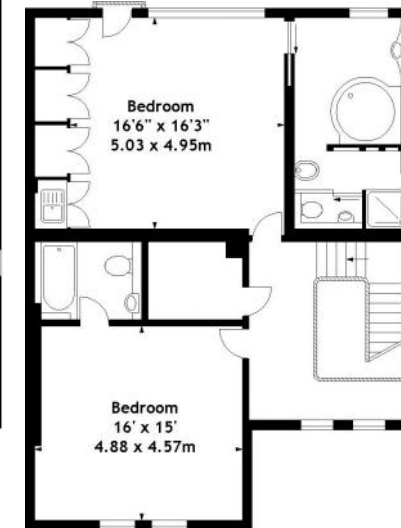
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor



## EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		

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