







## South Hill Park Gardens, Hampstead NW3

---

An exceptional 4 bedroom family house (2,585 Sq Ft - 240.15 Sq M), that has been exquisitely remodelled, with flawless execution, into an exquisite contemporary home. Located in a sought after Hampstead enclave, literally across the road from Hampstead Ponds.

The property's recent refurbishment has been carried out with great care, considered design, and impressive attention to detail, combining handsome features with beautiful finishes.

31' double reception room • dining/morning room opening to kitchen opening to conservatory • guest W.C. & laundry room • master bedroom suite • 3 further bedrooms (all ensuite, one with ensuite bathroom, two with ensuite shower rooms) • store • storage • patio • landscaped 55' rear garden • landscaped front garden • residents permit parking • EPC Rating TBC

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 10 minute stroll.

Hampstead Heath (London Overground Station) is approximately a 3-4 minute walk. Hampstead & Belsize Park London Underground stations (Northern Line) are 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.

---

£5,550,000 Freehold

Telephone 020 7794 7794























David Hockney  
TRACE  
My Window  
Taschen  
DAVID HOCKNEY MY WINDOW  
TASCHEN





























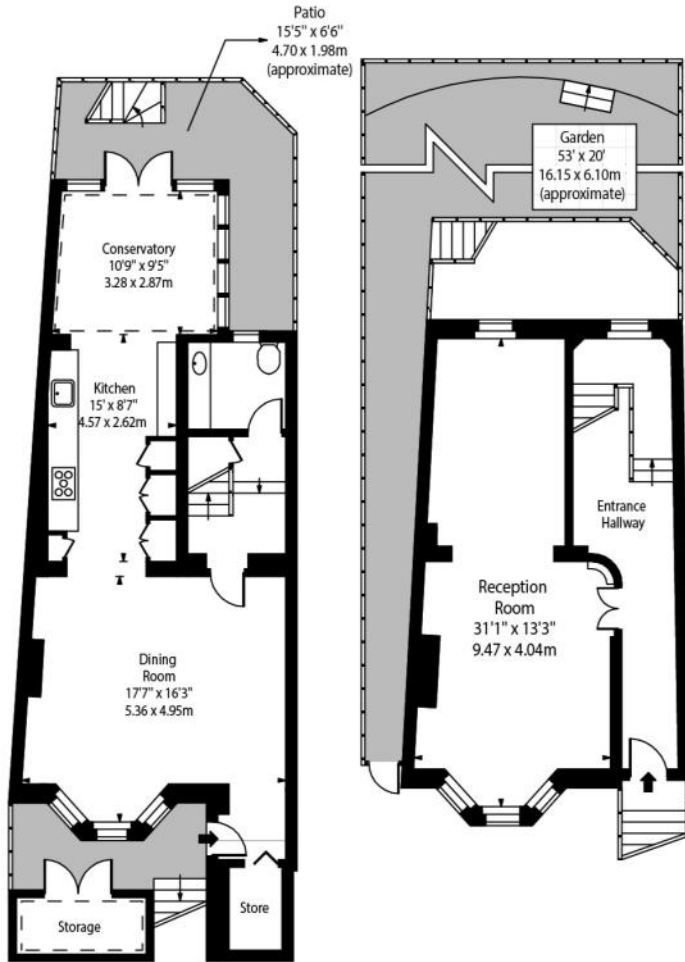




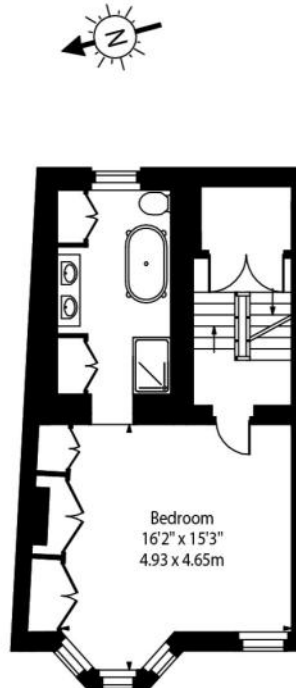




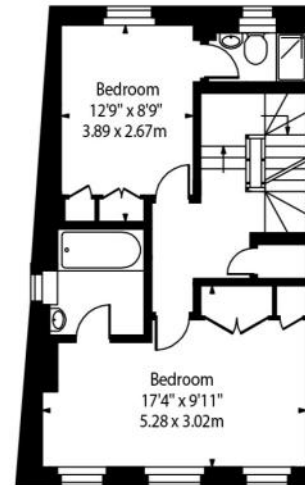




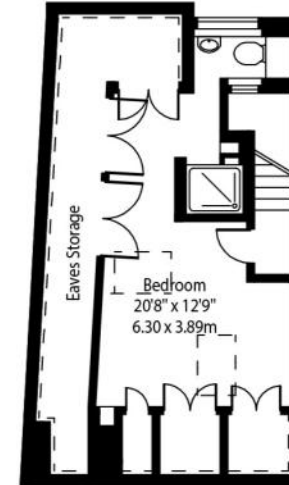
Lower Ground Floor



First Floor



Second Floor



Third Floor

Approx. Gross Internal Area  
**2,585 Sq Ft - 240.15 Sq M**

Including restricted heights (under eaves storage - 202 Sq Ft - 18.76 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		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		