



## Mansfield Road, , London, NW3 2HP

**£2,500,000**

A beautifully presented Victorian house providing five/six bedrooms and wonderful entertaining space over 2,600 square feet of accommodation. The ground floor offers a characterful double reception and an extended kitchen/dining room, which leads to a charming and idyllic private garden. Natural light flows throughout every room, with the top floor bedroom benefiting from far reaching views towards Parliament Hill. The house is positioned close to the popular nursery and primary schools, and within easy walking distance of both Belsize Park and Gospel Oak stations.



- FIVE/SIX BEDROOMS
- LOVELY DOUBLE RECEPTION
- FULLY EXTENDED KITCHEN/DINING ROOM
- BASEMENT WITH UTILITY AREA & CLOAKROOM
- LARGE OFFICE/BEDROOM SIX
- TWO BATHROOMS (ONE EN-SUITE)
- TWO ROOF TERRACES
- PRIVATE REAR GARDEN
- COUNCIL TAX BAND G
- EPC C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A+ to A)	<b>A</b>	(A+ to A)	<b>B</b>
(B+ to B)	<b>B</b>	(B+ to B)	<b>C</b>
(C+ to C)	<b>C</b>	(C+ to C)	<b>D</b>
(D+ to D)	<b>D</b>	(D+ to D)	<b>E</b>
(E+ to E)	<b>E</b>	(E+ to E)	<b>F</b>
(F+ to F)	<b>F</b>	(F+ to F)	<b>G</b>
Very inefficient - higher running costs			
(G+ to G)	<b>G</b>	(G+ to G)	<b>G</b>

Red = energy efficient - lower running costs  
 Green = very energy efficient - lower running costs  
 Yellow = very inefficient - higher running costs  
 Blue = inefficient - higher running costs

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC