



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Shoot Up Hill, London, NW2

£850,000

3 2 1



Occupying the garden level of an elegant Edwardian conversion on the borders of West Hampstead, this impressive three bedroom apartment extends to approximately 1,230 sq ft and offers a wonderful balance of character, space and practicality.

The accommodation is well proportioned throughout, with high ceilings, large windows and a natural sense of light that enhances the period features. A generous reception room forms the heart of the home, providing ample space for both everyday living and entertaining, while the kitchen has been thoughtfully arranged to suit modern life.

To the rear, a private garden offers a rare and peaceful outdoor space, ideal for dining, relaxing or enjoying a quiet escape from the city.

The apartment provides three comfortable bedrooms, giving flexibility for families, guests or home working, together with well presented bathroom accommodation.

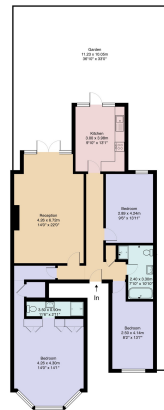
Perfectly placed for the amenities of West Hampstead, the property is within easy reach of an excellent selection of cafés, restaurants and independent shops, as well as the Jubilee, Overground and Thameslink stations, offering superb connections across London.

A charming period home with generous living space and a private garden, in one of North West London's most established and desirable neighbourhoods.



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Shoot-Up-Hill, NW2
Total Area: 114.3 sq ft - 1,881 sq ft



Ground Floor



- Elegant Edwardian conversion
- Spacious three bedroom apartment
- Generous reception room
- Bright and well proportioned accommodation
- Close to West Hampstead amenities
- Approximately 1,230 sq ft
- Private rear garden
- High ceilings and period character
- Flexible space for home working
- Excellent Jubilee, Overground and Thameslink connections



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

