

# Rosslyn Hill

Hampstead, London NW3

WAYNE & SILVER



# The Property

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Located at the very top of Rosslyn Hill, this immaculate and spacious five-bedroom maisonette is arranged over three floors offering fantastic views and with a designated parking space.

Extending to approximately 2,197 sq ft (204 sq m), the property has been tastefully refurbished by the current owners, offering an exceptional blend of generous family living space and well-proportioned rooms, all set within a prime Hampstead location.

Accessed via a private ground floor entrance, the first floor comprises a large, bright reception room featuring bespoke alcove storage and solid wood flooring. Adjacent is a fully fitted eat-in kitchen, alongside a versatile bedroom/study and a guest WC.

The second floor hosts a spacious principal bedroom with fitted storage and a feature fireplace, a luxurious family bathroom, and a further double bedroom.

On the top floor there is a large cinema room, another double bedroom and a further family bathroom.

The property also offers scope to extend, with previous planning permission having recently lapsed (subject to the usual consents).

Rosslyn Hill is superbly positioned in the heart of Hampstead Village, providing easy access to the boutiques, cafés and restaurants of Hampstead High Street. Hampstead Underground Station (Northern Line) is approximately a five-minute walk away.

# Key Features

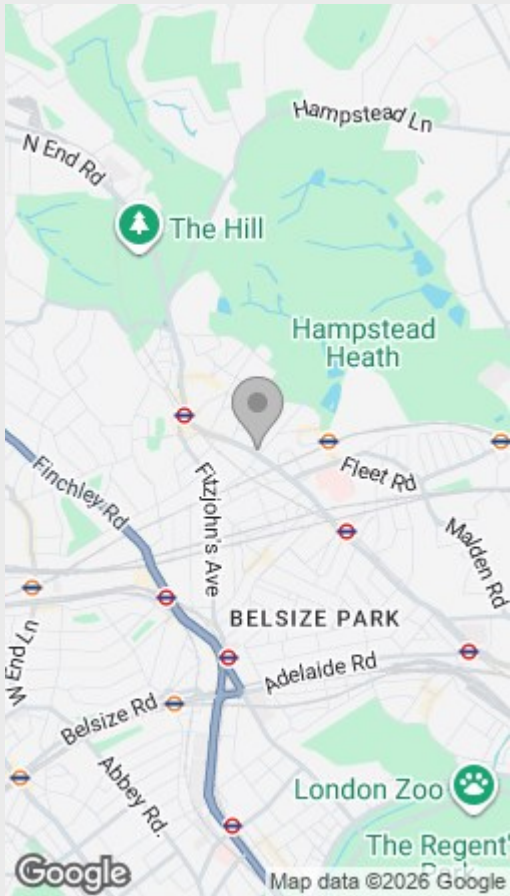
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- 5 bedrooms
- Maisonete, triplex
- 2194 sq ft / 204 sq m
- Excellent location
- Private entrance
- Designated parking space





# Location







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## Rosslyn Hill

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£1,990,000

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BEDROOMS

5

BATHROOMS

2

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INTERNAL

2196.00 sq ft

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EPC

C

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LOCAL COUNCIL

Camden

TAX BAND

G

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TENURE

Leasehold

YEARS REMAINING

n/a

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# Floorplan & EPC

£1,990,000

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

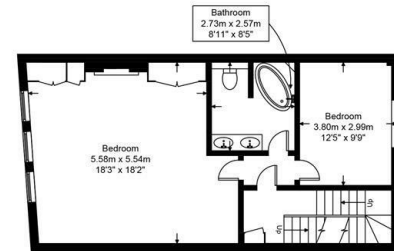
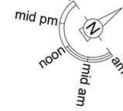
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Rosslyn Hill, NW3

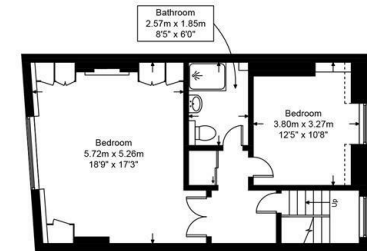
Approximate Gross Internal Area = 2196 sq ft / 204 sq m  
(Including Restricted Height)

Restricted Height = 5.4 sq ft / 0.5 sq m

= Reduced headroom below 1.5m/ 5' 0"



Second Floor



Third Floor



Ground Floor



First Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# WAYNE & SILVER

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We would be delighted to tell you more  
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