



South Hill Park, Hampstead NW3
£8,000,000 Freehold. Sole Agents



South Hill Park, Hampstead NW3

This is a rarely available opportunity to acquire an exceptional family home with a west facing garden, which backs onto Hampstead Ponds, and enjoys views of the water from all of the main rooms.

The property extends to 3784 Sq Ft - 351 Sq M, has great light, and includes a sub-basement level that could be adopted for a variety of uses including well-being suite, cinema/media room, gymnasium, or studio.

37' reception room • 38' kitchen/dining room • master bedroom • dressing room, ensuite bathroom & balcony • 4 double bedrooms (including top floor au pair suite with balcony) • 2 bathrooms • study • 36' games room • utility room • 2 guest cloakrooms • EPC Rating D

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.

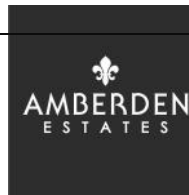
Hampstead Heath (London Overground Station) is less than 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is approximately 0.7 miles. Resident permit parking is available.

£8,000,000 Freehold. Sole Agents

www.amberden.co.uk

Telephone 020 7794 7794

6 South Hill Park, London NW3 2SB | Isales@amberden.co.uk































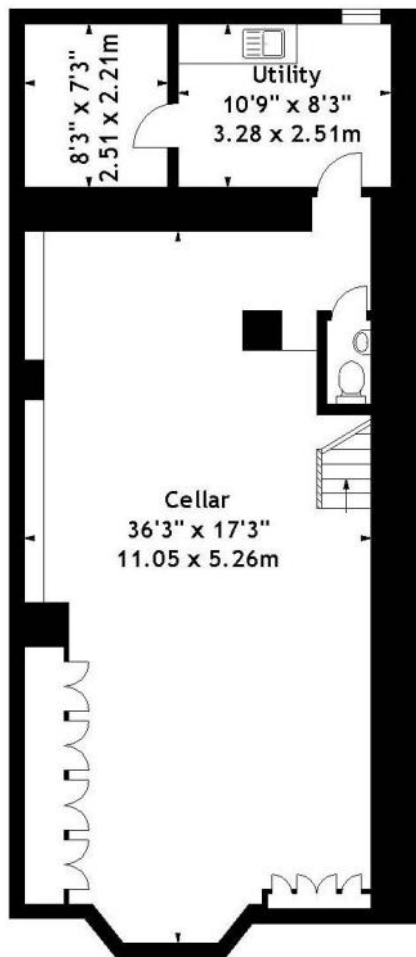




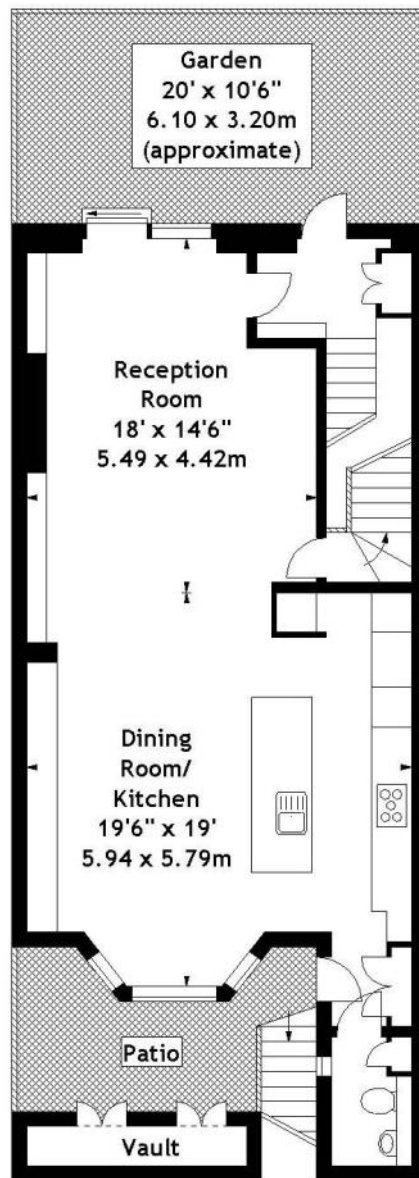




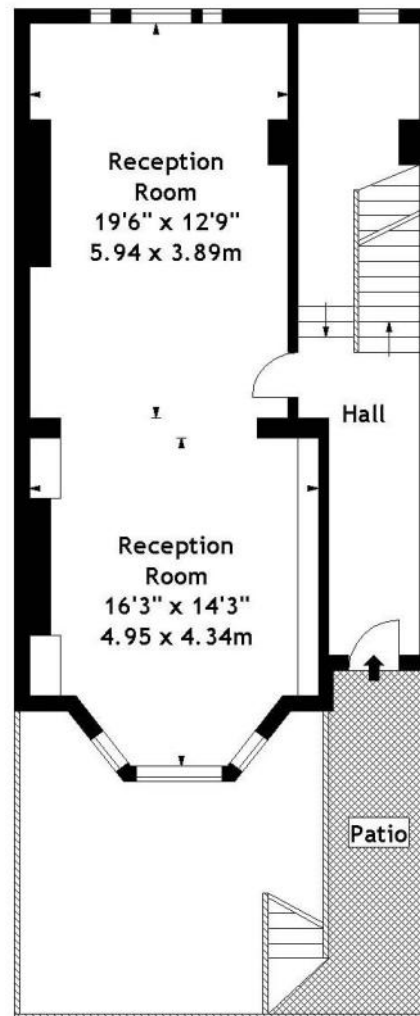




Lower Lower Ground Floor



Lower Ground Floor



Ground Floor

Approx. Gross Internal Area
3784 Sq Ft - 351 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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

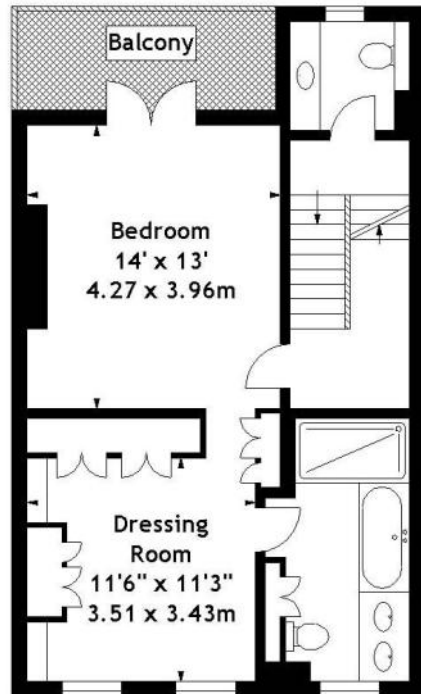
www.amberden.co.uk

Telephone 020 7794 7794

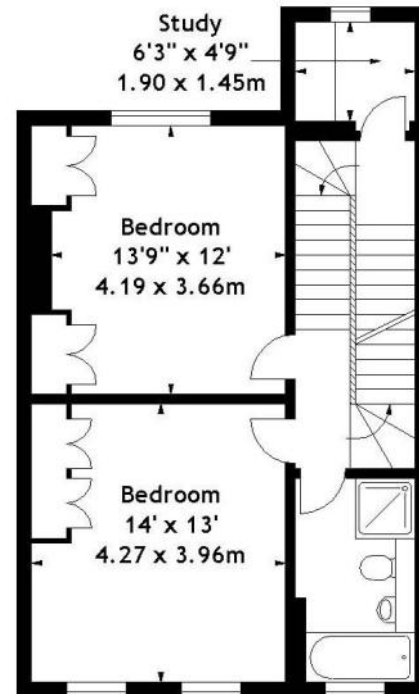
Approx. Gross Internal Area
3784 Sq Ft - 351 Sq M

For Illustration Purposes Only - Not to Scale

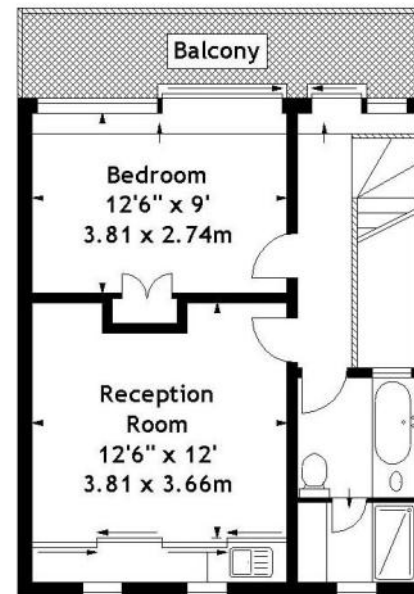
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be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



First Floor



Second Floor



Third Floor

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

www.amberden.co.uk

Telephone 020 7794 7794