

Nassington Road, Hampstead NW3
£925,000. Leasehold. Sole Agents.

AMBERDEN
ESTATES





Nassington Road, Hampstead NW3

A newly refurbished, two bedroom first floor flat, with fabulous views, situated moments from Hampstead Heath.

The property (710 Sq Ft - 65.96 Sq M) has undergone a meticulous refurbishment completed to a high standard and is one of four flats in a semi-detached Victorian house.

16'4 reception room & open plan kitchen • 15'5 double bedroom • bedroom 2 • bathroom • residents permit parking • EPC rating D

The property is less than 500 feet (150 metres) from Hampstead Heath and South End Green is a short stroll, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer. Hampstead village and Belsize Park are also with easy walking distance.

The Hampstead Heath London Overground Station is a 3-4 minute walk and travel to Canary Wharf requires just a single change. The closest London Underground station is Belsize Park (Northern Line), approximately a 12 minute walk and there are frequent bus services from South End Green.

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Telephone 020 7794 7794





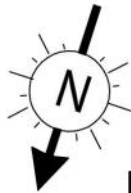




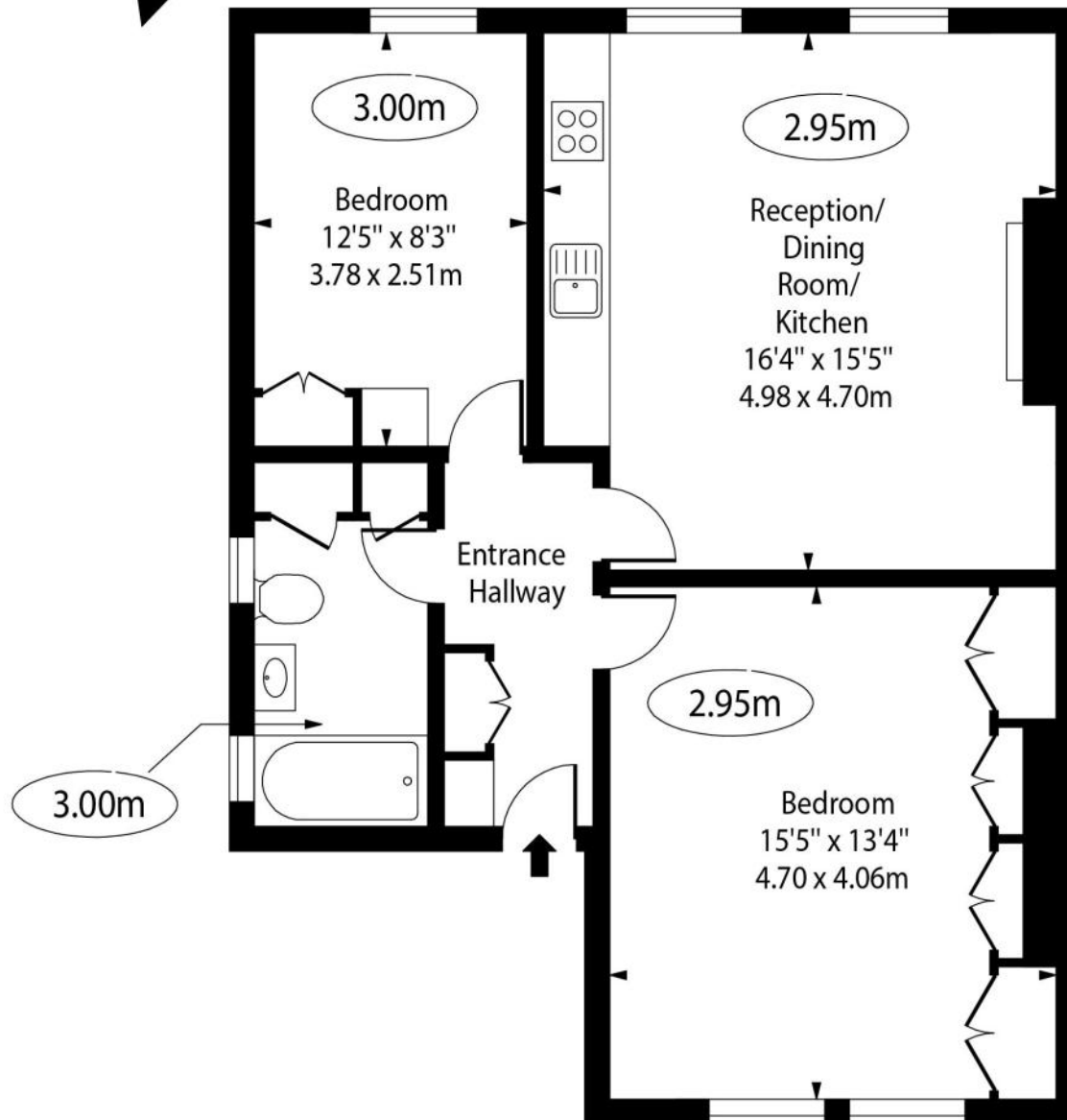








○ - Ceiling Height



Approx. Gross Internal Area
710 Sq Ft - 65.96 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 | | 80 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |