

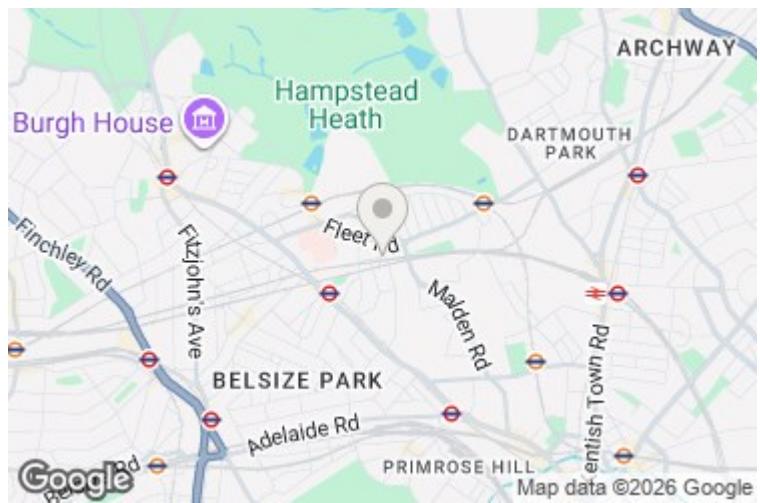


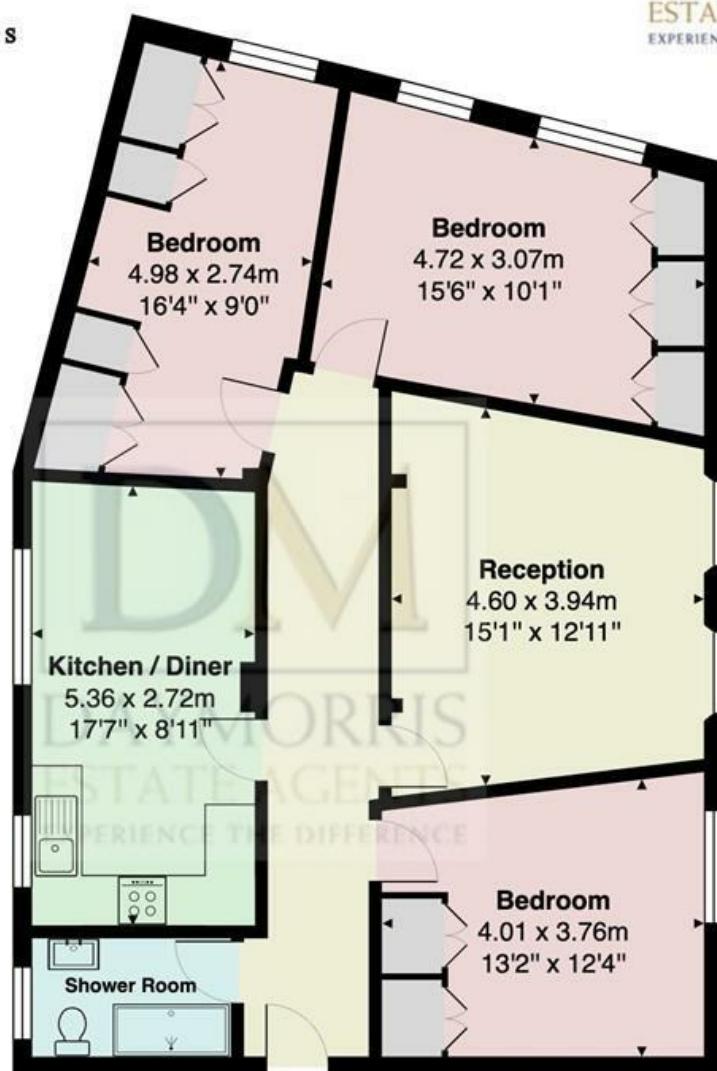
**Parkhill Road, Belsize Park, NW3 2XY**  
**£775,000**

A first floor apartment providing three double bedrooms, within walking distance of Hampstead Heath. The property is bright and the accommodation within is well planned, and there is the benefit of a private entrance from the first floor. South End Green is nearby, along with the shops at Haverstock Hill and Belsize Park station.

- THREE DOUBLE BEDROOMS
- LARGE KITCHEN/DINER
- BATHROOM
- RECEPTION ROOM
- PRIVATE ENTRANCE
- CLOSE TO HAMPSTEAD HEATH
- LEASEHOLD - 87 YEARS REMAINING (CAMDEN FREEHOLD)
- ANNUAL SERVICE CHARGE £1200 APPROX.
- EPC D
- COUNCIL TAX BAND F







First Floor

Total Area: 92.3 m<sup>2</sup> ... 993 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

These details are subject to contract

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	