12a Parliament Hill Mansions Lissenden Gardens, London, NW5 1NA

£3,200 Per Calendar Month

No HMO Licence. An exceptional three bedroom apartment forming part of this handsome mansion block just moments from Hampstead Heath. The immediate area is pleasant and leafy with easy access to the many transport links of both Kentish Town and Gospel Oak.
But the real appeal of this location is its proximity to Hampstead Heath.
This spacious home offers over 1000 square feet of comfortable accommodation with three double bedrooms, one of which has a balcony, a large kitchen, hallway/dining room, two shower rooms and a lounge with access to a balcony.
Available From 17th January 2026. Part-Furnished. No HMO Licence

FIRST FLOOR ENTRANCE
Accessed via communal hallway and stairs
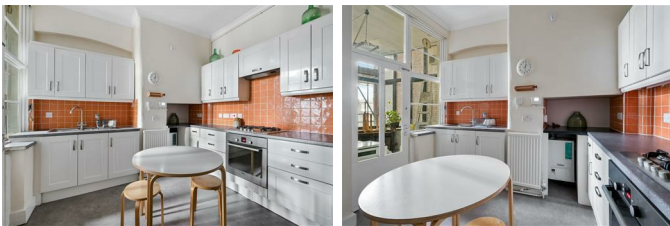
ENTRANCE HALL / DINING ROOM

A large entrance hall/dining room, with a fitted carpet, sash window, high ceiling, radiator and pendant light fitting.

RECEPTION ROOM

Generous, bright reception room featuring a fitted carpet, windows and door giving access to a private balcony to the rear of the building, high ceiling, feature fireplace with a gas fire, coving, alcove shelving, pendant light fitting and radiator.

KITCHEN

Extensive range of white fitted wall and base units with stainless steel fittings and granite effect worksurfaces, incorporating a stainless steel sink and drainer unit with mixer taps and tiled splash backs, four ring gas hob with electric oven and grill below, extractor above, under unit lighting, windows and door to a utility/storage room, with windows to the front of the building.

BEDROOM ONE

Large, light double bedroom with fitted carpet, bay windows to the front of the building, high ceiling, pendant light fitting and radiator.

BEDROOM TWO

Double bedroom with fitted carpet, windows and door giving access to a balcony at the front of the building, high ceiling, pendant light fitting and radiator.
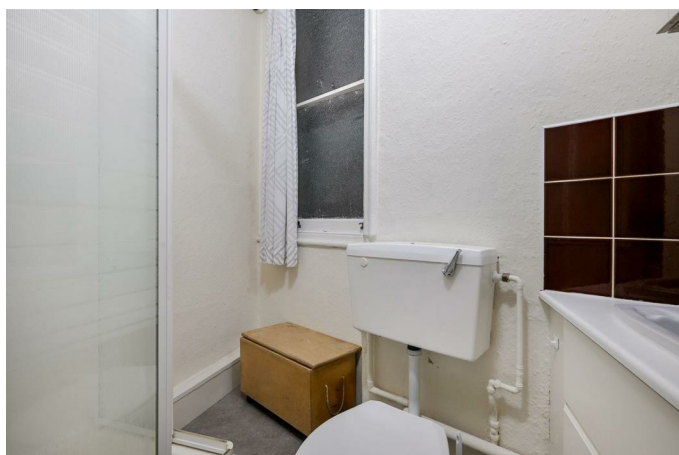
BEDROOM THREE

Double bedroom with fitted carpet, bay windows to the rear of the building, high ceiling, pendant light fitting and radiator.
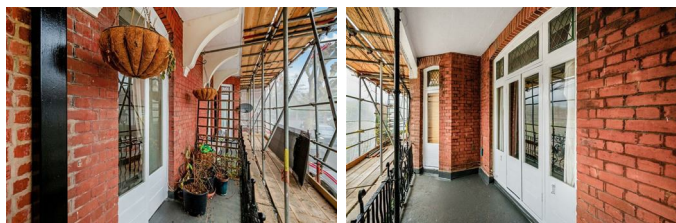
SHOWER ROOM ONE

Comprising of a glass shower cubicle with wall mounted shower fitting, low flush WC and wash basin mounted onto a storage unit, part tiled walls and wall mounted mirrored storage units.

SHOWER ROOM TWO

Comprising of a glass shower cubicle with wall mounted shower fitting, low flush WC and wash basin mounted into a corner storage unit, part tiled walls and sash window.

EXTERIOR

Two balconies accessed from the reception room and bedroom two. Use of the communal tennis court subject to booking
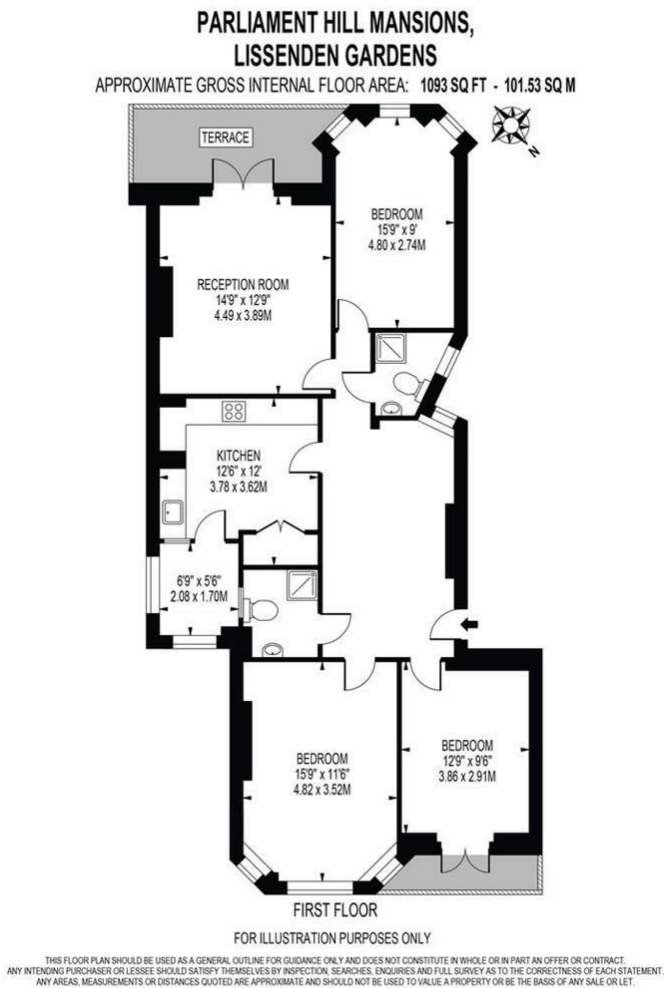
ADDITIONAL INFORMATION
No HMO Licence
Part-Furnished
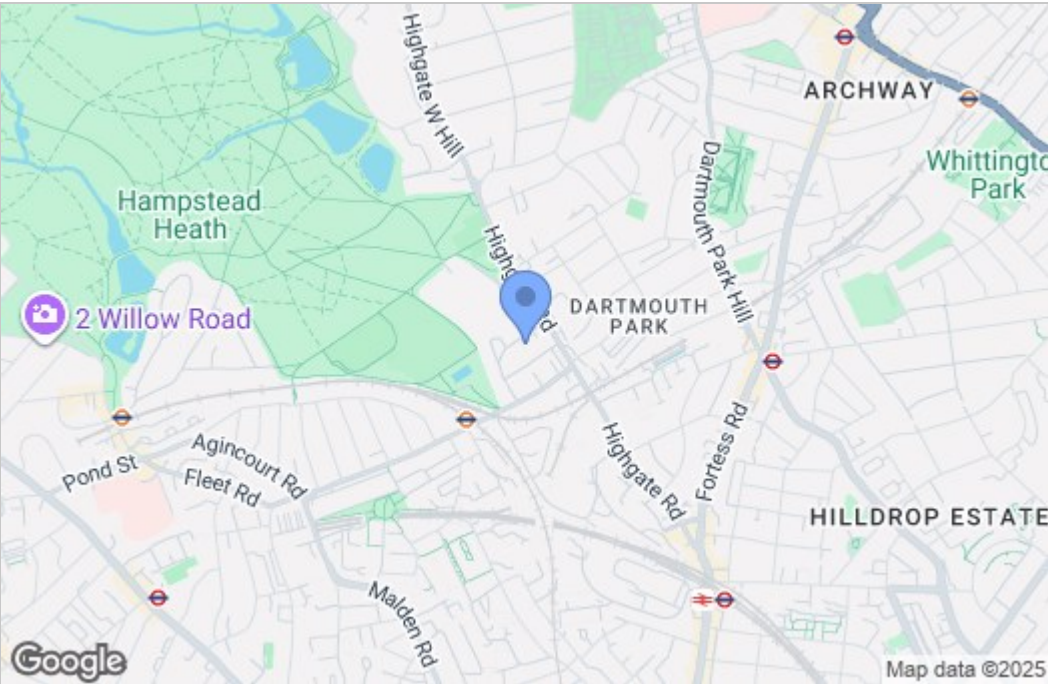Use of the communal tennis court subject to booking
Council Tax Band E

Holding Deposit -1 weeks rent eg. £738
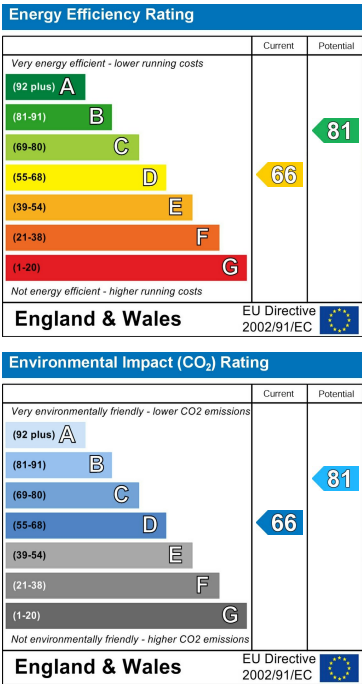Full Deposit - 5 weeks rent eg. £3,690.00

Floor Plan

PARLIAMENT HILL MANSIONS, LISSENDEN GARDENS
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1093 SQ FT - 101.53 SQ M

TERRACE

BEDROOM
15'9" x 9'
4.80 x 2.74M

RECEPTION ROOM
14'9" x 12'9"
4.49 x 3.89M

KITCHEN
12'6" x 12'
3.78 x 3.62M

6'9" x 5'6"
2.08 x 1.70M

BEDROOM
15'9" x 11'6"
4.82 x 3.52M

BEDROOM
12'9" x 9'6"
3.86 x 2.91M

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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.

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC