



1 Bedroom Penthouse Flat
South Hill Park
London NW3

- Stunning Penthouse
- Air Conditioned

- One Double Bedroom
- Close to Hampstead Heath

Offers in the region
of £980 pw / £4,250 pcm

South Hill Park

Approx. Total Internal Area 699 Sq Ft - 64.94 Sq M
(Including Eaves Storage, Restricted Height Area & Excluding Void)

Approx. Gross Internal Area 603 Sq Ft - 56.02 Sq M
(Excluding Eaves Storage, Restricted Height Area & Void)



For Illustration Purposes Only - Not To Scale

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

We are delighted to present this exceptional one-bedroom penthouse, located in the highly sought-after area of Hampstead, overlooking the picturesque Hampstead Ponds. This fabulous property is available on either a furnished or unfurnished basis and boasts a stylish, contemporary design throughout. The apartment features a spacious open-plan reception room with sleek wood flooring, underfloor heating, and air conditioning for year-round comfort. The space is further enhanced by large windows that flood the property with natural daylight and a state-of-the-art Lutron lighting system. The modern, fully fitted kitchen includes premium appliances such as a washer dryer, wine cooler, fridge freezer, hob, and oven-perfect for entertaining or day-to-day convenience. The good-sized bedroom is neutrally decorated, creating a serene space to unwind, while the separate fully tiled bathroom offers a touch of luxury with its AquaVision TV. With breathtaking views, a contemporary finish, and a prime location, this penthouse is ideal for a professional couple seeking an exceptional home. Available now. Don't miss this opportunity to enjoy the best of Hampstead living.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.