

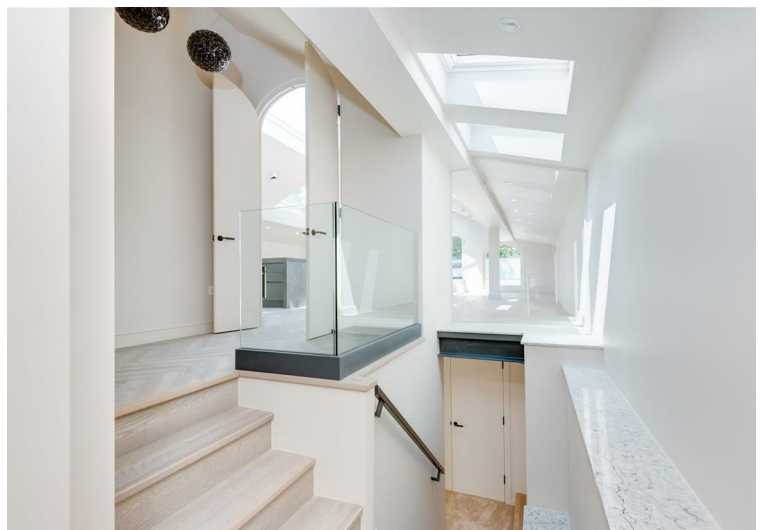


Downshire Hill, Hampstead NW3 £11,700 Per Month Unfurnished

This unique Grade II listed house is quite simply breathtaking. The building dates back to circa 1820 when it formed part of a neighbouring school. Downshire Hill is arranged over two floors only (2,149 sqft/199.96 sqm), approached via a discreet gated street entrance with a stone paved pathway.

The original 40ft x 25ft studio room, with its 11ft high-pitched ceiling, is the living room and features herringbone wood flooring, skylights and two glass turrets.

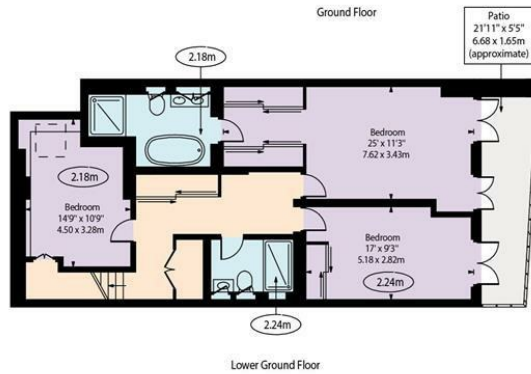
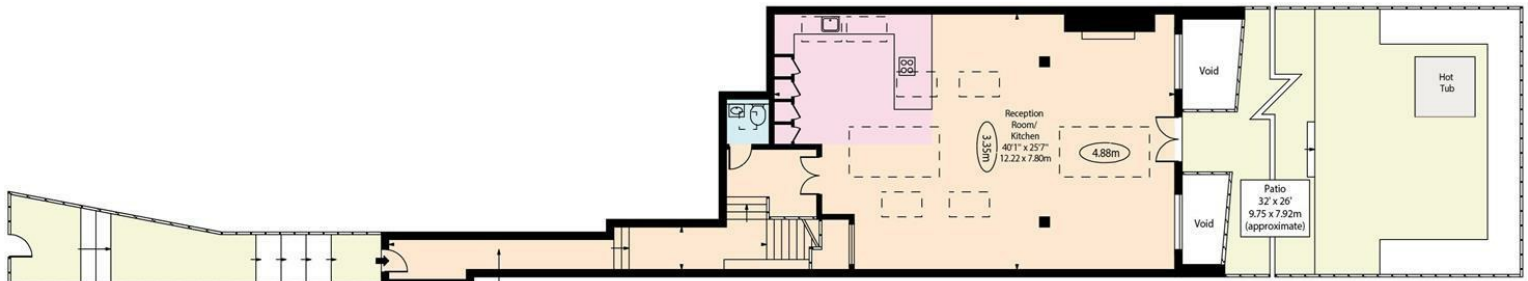
The fitted kitchen is semi-open-plan with a breakfast bar. There is direct level access onto a large split-level, 32ft west-facing patio garden, with decking, Jacuzzi, raised flower beds, seating and storage area. The principal bedroom suite and two further bedrooms are on the lower floor, with two of the bedrooms having direct access to a lower patio area.



Downshire Hill, NW3



○ - Ceiling Height



Approx Gross Internal Area 2149 Sq Ft - 199.65 Sq M

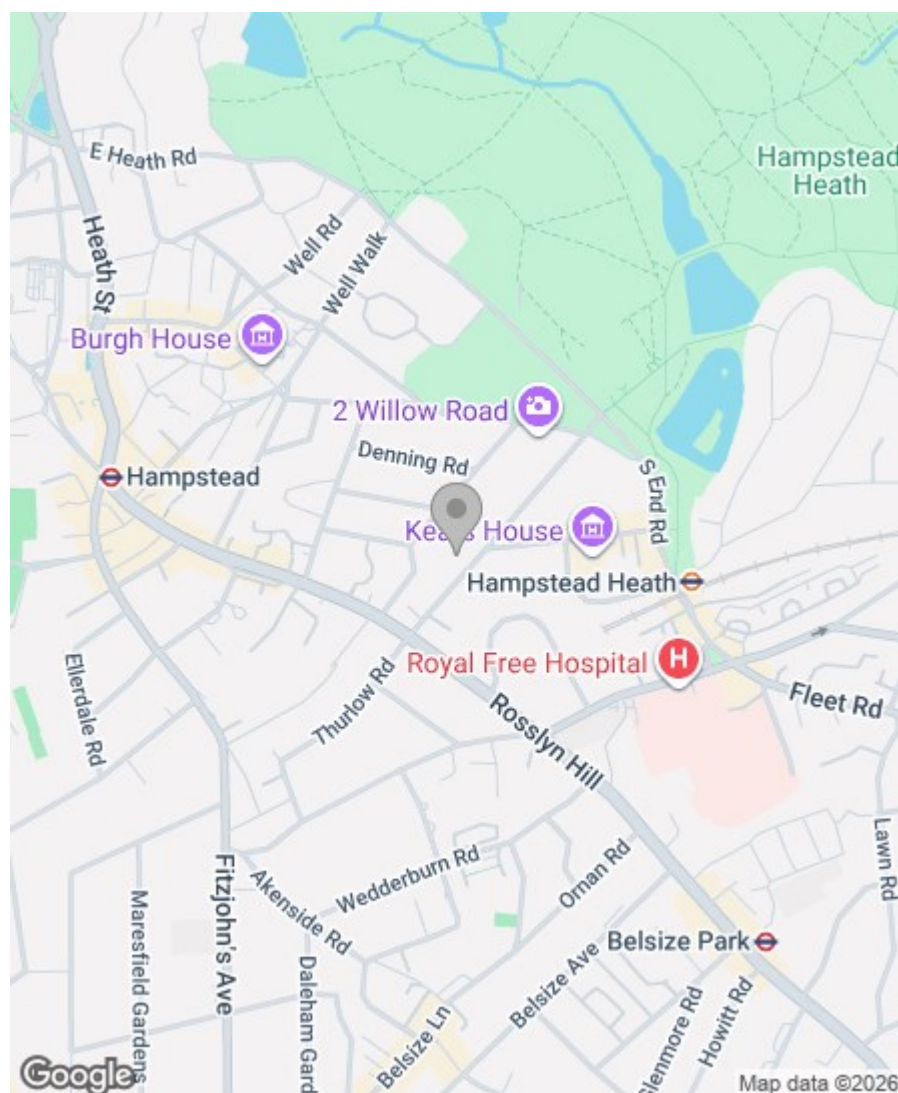
For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.47135

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.

Property Overview

Location	Hampstead, NW3
Price	£11,700 Per Month
Bedrooms	3
Bathrooms	2
Receptions	1
Council	
Tax Band	
Furnishing	Unfurnished

Key Features



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).