



# Constantine Road

Hampstead, NW3

Asking Price £700,000

A charming two double bedroom ground level garden flat with high ceilings, wood floors and exposed brickwork in the reception room.

The property is situated in an end of terrace period house ideally located on Constantine Road, with the footbridge to Hampstead Heath just 0.1 miles away, and the many shops, cafes and restaurants that South End Green provides being only 0.2 miles away.

Hampstead Heath Overground is located 0.2 miles away and Belsize Park Underground (Northern Line) is located 0.5 miles away. Sole agent.

**CHESTERTONS**



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- Ground floor garden flat
- Two bedrooms
- Gas fire
- Private south facing garden
- 0.1 miles to Hampstead Heath
- 0.2 miles to local shops & restaurants
- 0.5 miles to the Northern Line



**Tenure:** Leasehold 95 years remaining.

**Service Charge:** £1,500 per annum.

**Ground Rent:** £0

**Local Authority:** Camden

**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	67	74
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### *Chestertons Hampstead Sales*

55-56 Hampstead High Street

Hampstead

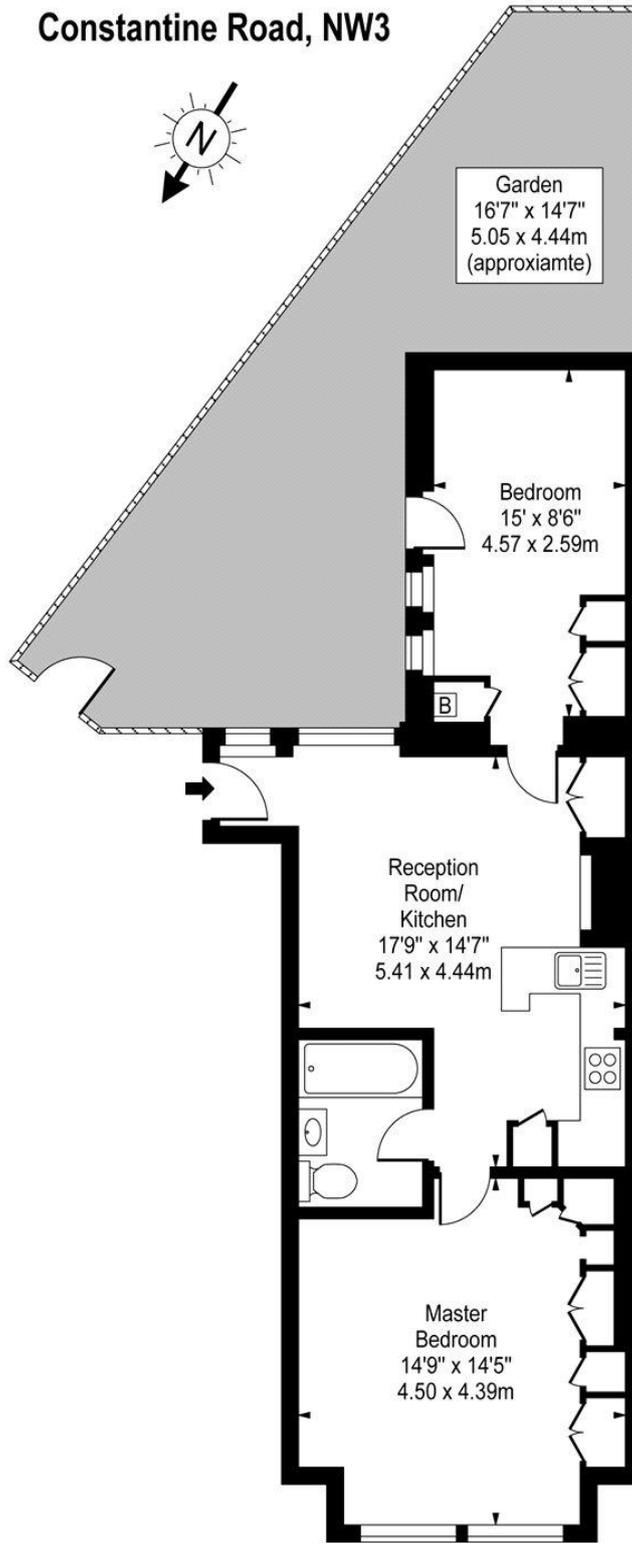
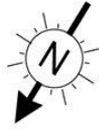
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# Constantine Road, NW3



Ground Floor

Approx Gross Internal Area **630 Sq Ft - 58.53 Sq M**

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Prepared for Chestertons

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