



Hampstead Heath, London, NW3 2QF

Asking Price £799,000





# 25 St Crispins Close



## Description

A rarely available, delightful semi-detached, two bedroom house with off street parking, located in the heart of South End Green in a charming and peaceful gated development, moments from Hampstead Heath.

Situated in the middle of this quiet cul-de-sac, the property is well presented and approached via the secluded front garden and front porch. Further benefits include two double bedrooms, family bathroom, open plan kitchen/reception room, and an allocated off-street parking space.

There is also scope to extend the property (subject to all necessary consents). (Planning had been granted in 2012 but has now lapsed).

St Crispins Close is conveniently located for Hampstead Heath and the shops and cafés in South End Green and Hampstead Heath Overground Station, as well as the wide range of amenities at nearby Belsize Park and Hampstead High Street. Belsize Park Underground Station (Northern Line Zone 2) is approximately only 10 minutes' walk, providing excellent transport links to the City and West End.

- Gated Development
- Two Double Bedrooms
- Secluded Front Garden
- Freehold House
- Large Storage Room
- Allocated Off-Street Parking Space

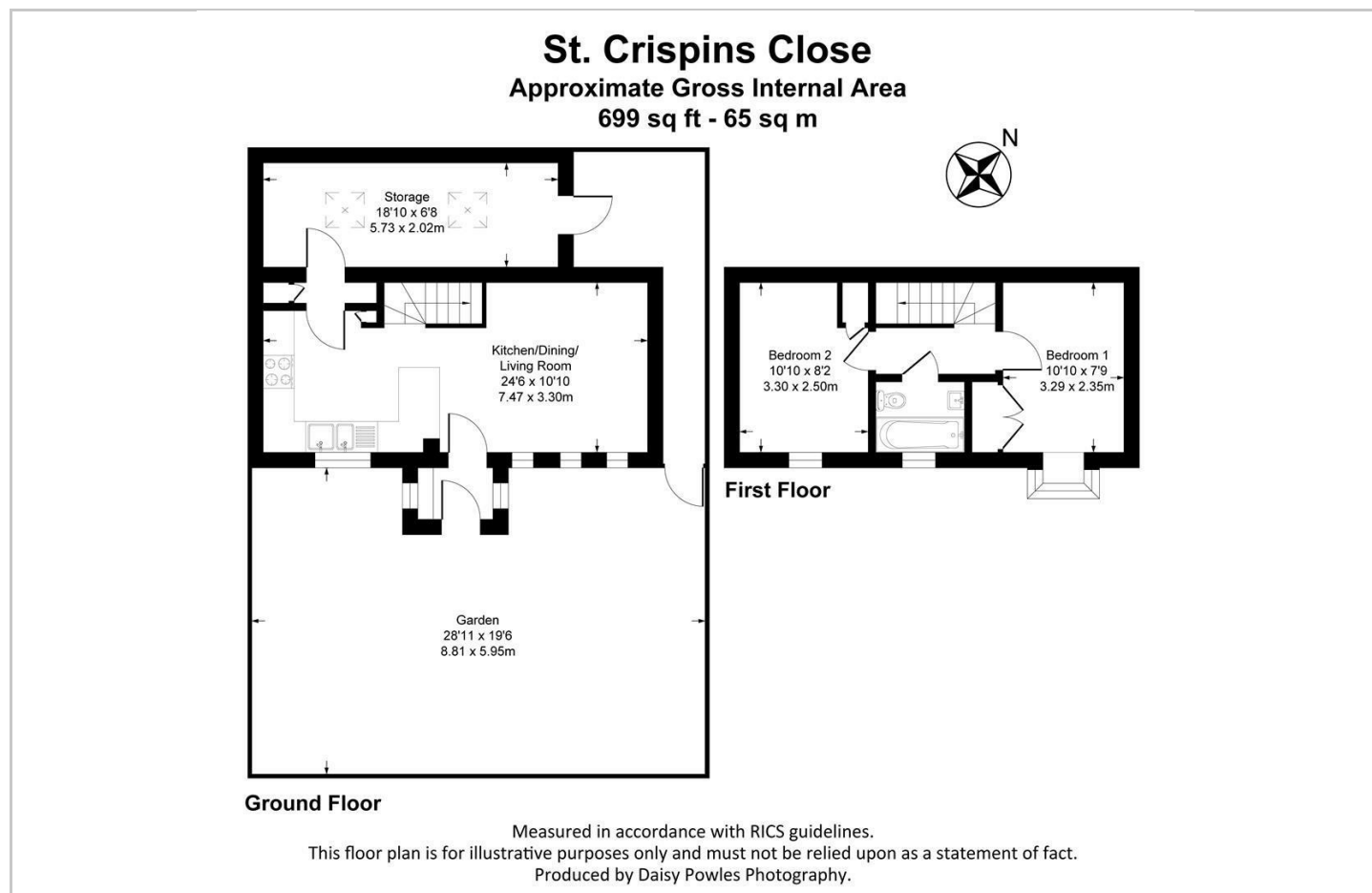




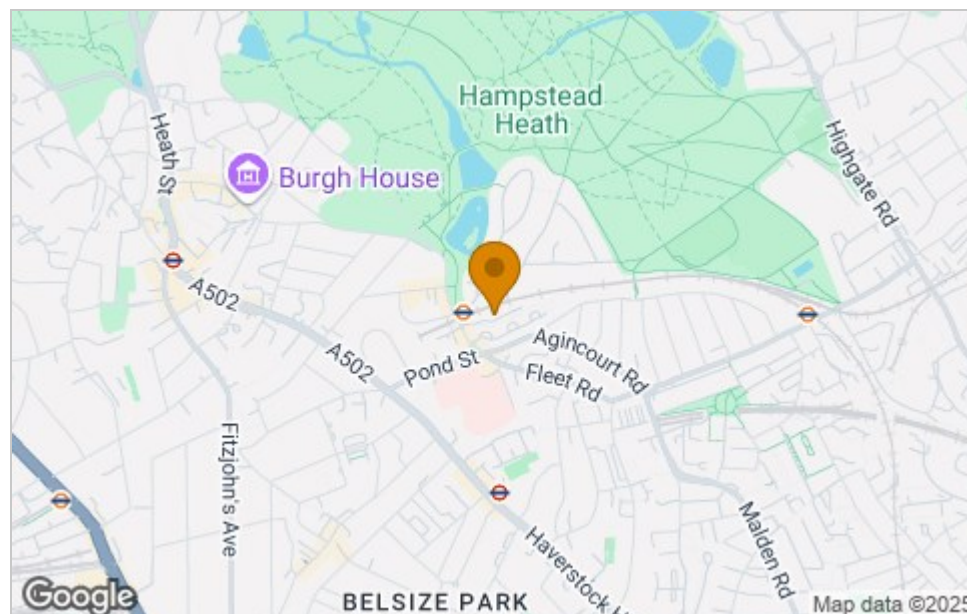




## Floor Plan



## Area Map



## Viewing

Please contact our Hampstead Lettings Office  
on 020 7431 1881 if you wish to arrange a viewing appointment for this property  
or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### Energy Efficiency Graph

