



Hampstead Heath, London, NW3 2RJ

Offers In The Region Of £1,300,000



# 73 South End Road



## Description

A stunning, unique, and rarely available two bedroom, two bathroom apartment situated in one of the most sought after locations in South End Green, with views overlooking Hampstead Heath.

Set over the first floor of a converted Georgian semi-detached Villa, this well cared for apartment comprises a large open plan reception/kitchen with high ceilings and floor-to-ceiling glass-panelled doors opening onto a balcony overlooking the Heath, two double bedrooms - one with ensuite bathroom and dressing room, and additional guest bathroom.

The property is located moments from the shops and cafés in South End Green and Hampstead Heath Overground Station, and within easy reach of the wide range of amenities at nearby Hampstead High Street, with Belsize Park (Northern Line) tube station providing links to the City and West End.

Lease: Approx 170 years remaining  
Service Charge: Approx. £1,800 pa  
Ground Rent: £TBA  
Council Tax Band: F

- First Floor Apartment
- Bright Open Plan Reception/Kitchen With High Ceilings
- Heath Views
- No Onward Chain
- Two Double Bedrooms
- Two Bathrooms
- Balcony



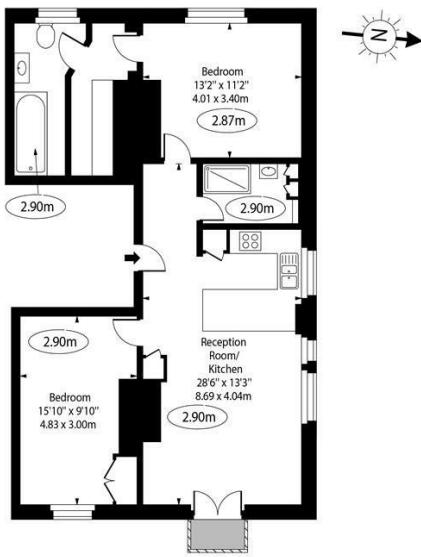
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## Floor Plan

South End Road, NW3

- Ceiling Height



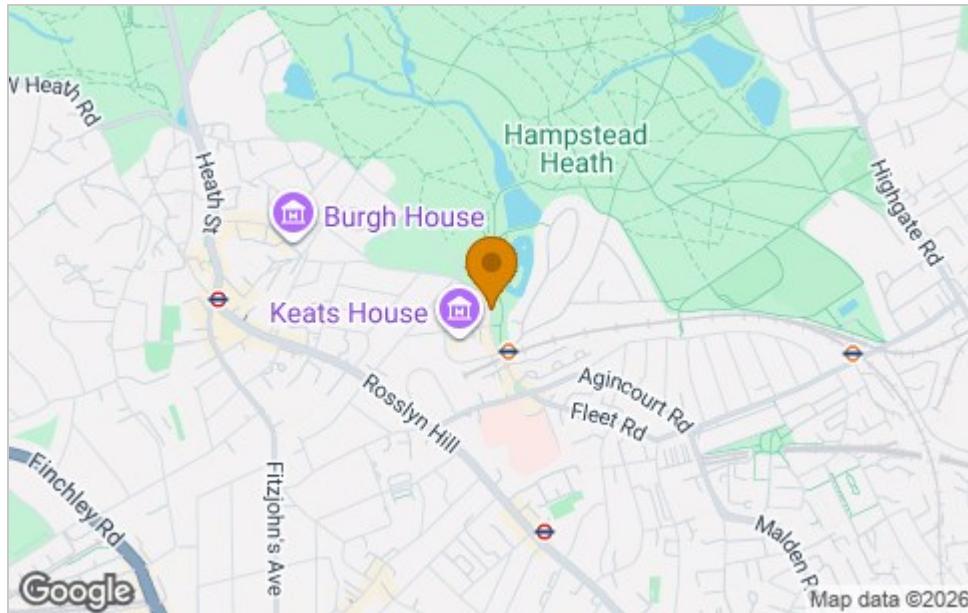
First Floor

Approx Gross Internal Area 856 Sq Ft - 79.52 Sq M

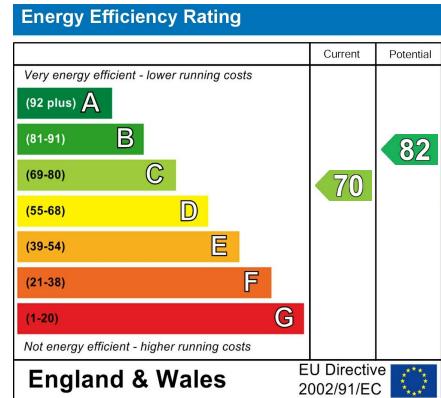
For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.53850

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.

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hampstead Sales 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.