



## South End Road, Hampstead, NW3

Asking Price: £675,000

 Benham  
& Reeves



# South End Road, Hampstead, NW3

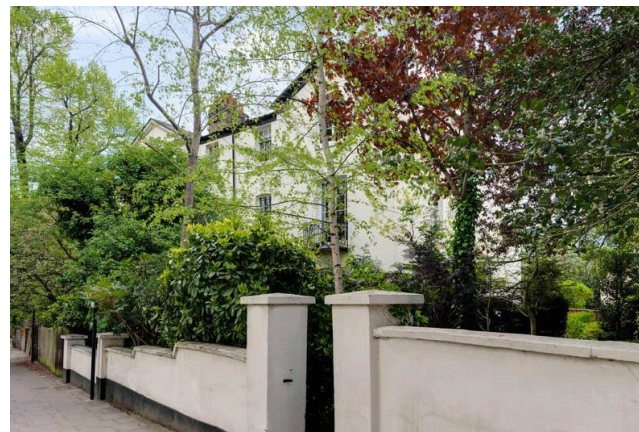
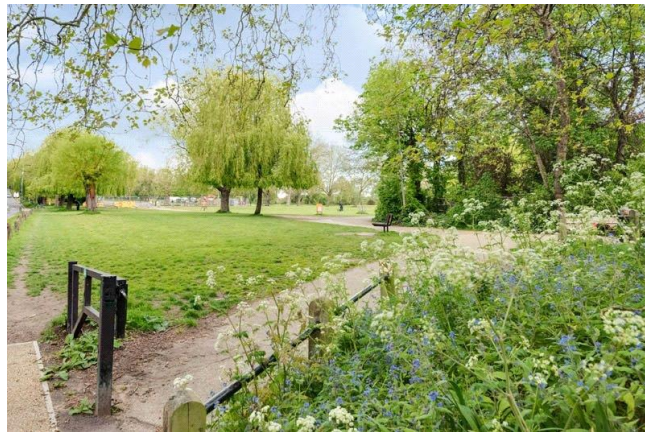
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A wonderful and recently refurbished one bedroom exceptionally bright apartment situated on the raised-ground floor of this impressive detached period house in Hampstead. Presented in excellent decorative order to a high specification finish together with high ceilings and an abundance of charm & character.

The property comprises, double-aspect reception room, open-plan fully-fitted kitchen, bedroom, fully-tiled luxurious shower room and useful storage space. Further benefits include a communal front garden, the property being just across the road from the vast acres of Hampstead Heath and ideally located close to the various amenities that Hampstead & South End Green offer. SOLE AGENT.





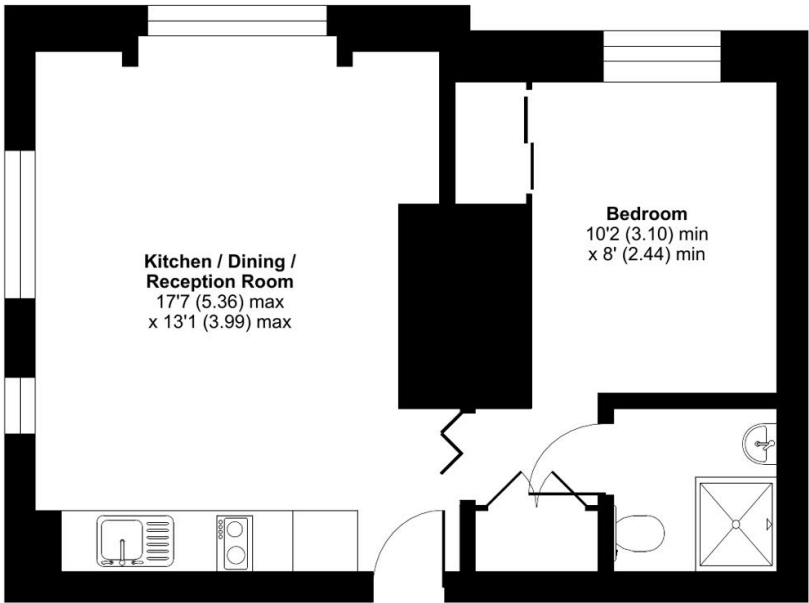


## Property Features:

- One Bedroom
- Raised Ground Floor
- Double-Aspect Reception Room
- Open-Plan Modern Kitchen
- Luxurious Fully-Tiled Shower Room
- Communal Garden
- High Ceilings and Period Features Throughout
- Located Opposite Hampstead Heath
- Superb Location in Hampstead
- Chain Free

South End Road, Hampstead, London, NW3

Approximate Area = 401 sq ft / 37.2 sq m  
For identification only - Not to scale



RAISED GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£675,000
Tenure:	Leasehold Expires 07/04/2170 Approximately 146 Years Remaining
Ground Rent:	£100.00 (per annum) 2024
Service Charge:	£4,361.00 approx. (per annum) June 2023 – June 2024

### Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM230140

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