



Shirlock Road, Hampstead Heath, NW3

Asking Price: £950,000

Benham
& Reeves

Shirlock Road, Hampstead Heath, NW3

🏠 2 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Share of Freehold

A simply stunning upper maisonette, arranged over the entire second and third floors of a beautifully maintained Victorian house, with superb communal areas.

The apartment is offered in immaculate decorative order and features a wonderful, homely living room with a working cast-iron fireplace. The open-plan kitchen/diner is beautifully finished in a country style with contemporary appliances. There are two generous double bedrooms with ample storage and a magnificent bathroom with a separate shower cubicle. The flat features a wonderful, secluded, private west-facing Mediterranean-inspired roof terrace, ideal for enjoying sunny afternoons and fantastic sunsets. The property also benefits from a superb range of bespoke fitted cabinetry in addition to a fully boarded and easily accessible loft storage area.

Shirlock Road is conveniently located, moments from Hampstead Heath. It is well placed for the shopping and restaurant facilities available at South End Green, including the Marks & Spencer Food Hall. Train stations are available at Hampstead Heath and Gospel Oak (Mildmay line) and Belsize Park (Northern line). An internal inspection is strongly recommended to appreciate this wonderful home.





Property Features:

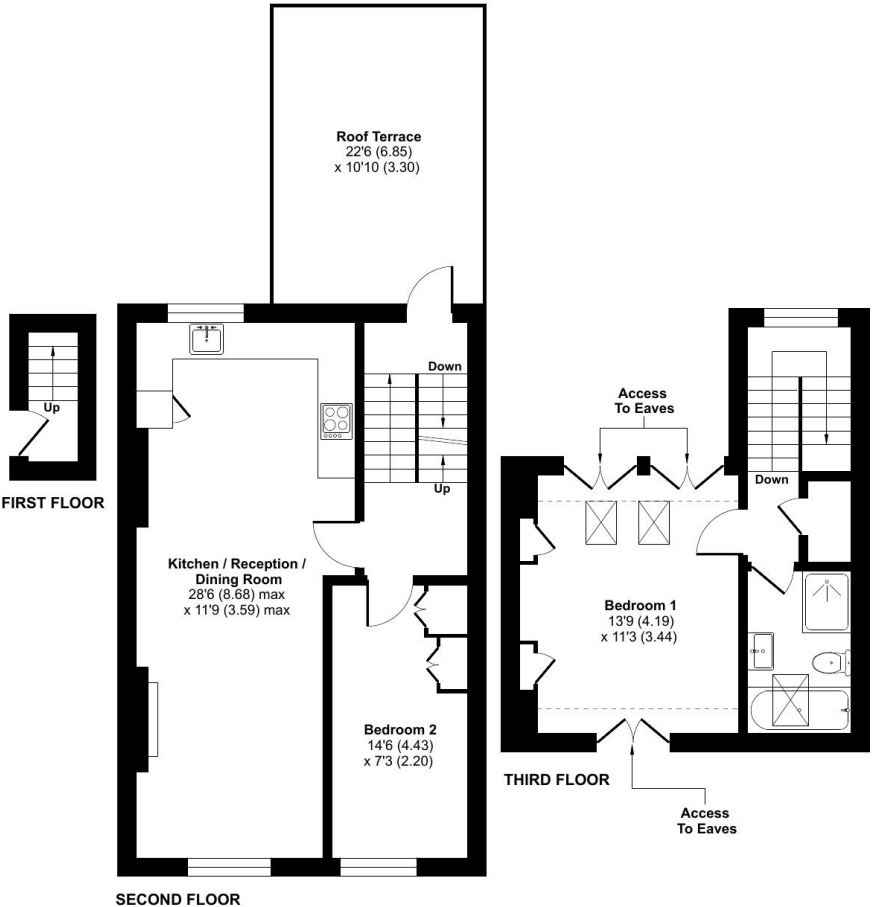
- 2 Double Bedrooms
- Reception Room with Exposed Brickwork
- Country-Style Kitchen/Diner
- Shower Room
- West-Facing Roof Terrace
- Immaculate Decorative Order
- Residents' Parking Zone
- Moments From the Heath

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Shirlock Road, London, NW3

Approximate Area = 775 sq ft / 71.9 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Total = 807 sq ft / 74.8 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£950,000
Tenure:	Share of Freehold Expires 01/01/3015 Approximately 988 Years Remaining
Ground Rent:	Nil
Service Charge:	Nil

Viewings:

All viewings are by appointment only through our Hampstead Office.

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