

## South End Close

Hampstead, NW3



2  
BEDROOMS



GROUND  
FLOOR



FITTED  
KITCHEN



RESIDENT  
PARKING



TRANSPORT  
LINKS



LEASEHOLD



A two double bedroom ground floor flat with a small patio area leading to the communal garden. Situated in the heart of South End Green, conveniently located for Hampstead Heath Overground station.



## South End Close, Hampstead, NW3

- Purpose build block
- Private residents parking
- Patio area
- Communal gardens
- Close to transport
- Close to Heath

### THE OWNERS LOVE

"Living in the heart of Hampstead is the absolute best; being a stone's throw from Hampstead Heath and with so many great cafes, shops and restaurants on your doorstep"

"The flat is beautifully positioned in a secluded spot with direct access to the communal gardens. Being set back from the road means the flat is extremely quiet and peaceful"

"We have wonderful neighbours here in South End Close and there is a very strong sense of community"

### WE'VE NOTICED

It's a short walk to South End Green and Hampstead Heath, a few minutes' walk to Hampstead Heath overground station and an approx. 6-7 min walk to Belsize Park northern line underground station.

Hampstead has a vast array of amenities from fantastic restaurants, bars and coffee shops to a number of museums and theatres, the famous Hampstead Heath.



TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.3 SQ.M.)  
 GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

**OIEO £600,000** Leasehold