



Rosslyn Hill NW3

Parkheath
Sold on Service





Rosslyn Hill, NW3, Asking Price £1,425,000, Freehold

Camden Band G

- A rare opportunity to purchase a 2 storey mid terrace freehold house
- 3 bedrooms plus loft and garden room
- 22ft rear south west facing patio garden
- Magnificent 43ft reception plus kitchen and conservatory area
- Folding doors to garden leading onto 17ft garden studio
- 1347 sq ft approx excluding garage and loft
- Separate garage with electric controlled door
- No ongoing chain
- Prominently positioned between Hampstead and Belsize Park
- Belsize Village and Hampstead are also a short walk away

Belsize Park/Hampstead
208 Haverstock Hill
NW3 2AG
Sales 020 7431 1234
Lettings 020 7431 3104
nw3@parkheath.com

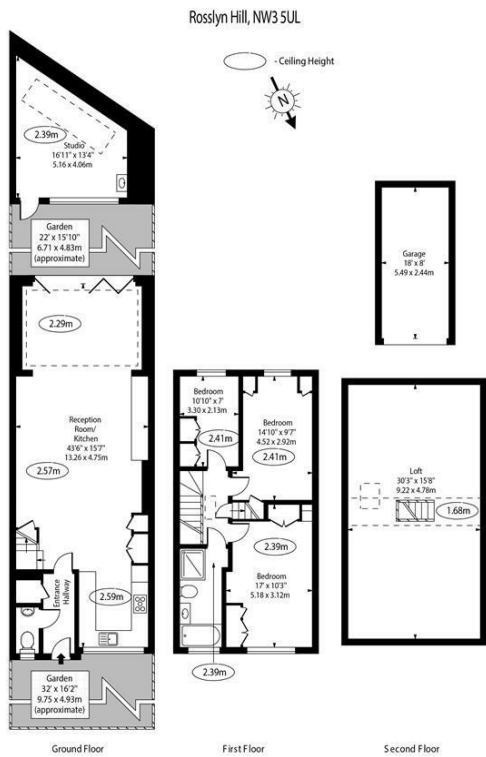
South/West Hampstead
192 West End Lane
NW6 1SG
Sales & Lettings
Tel 020 7794 7111
192@parkheath.com

Kensal Rise
54-56 Chamberlayne Rd
NW10 3JH
Tel 020 8960 4845
kensal@parkheath.com

Property Management
192 West End Lane
NW6 1SG
020 7433 6174
pm@parkheath.com

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www.parkheath.com



Approx Gross Internal Area 1181 Sq Ft - 109.71 Sq M
 (Excluding Garage & Studio)

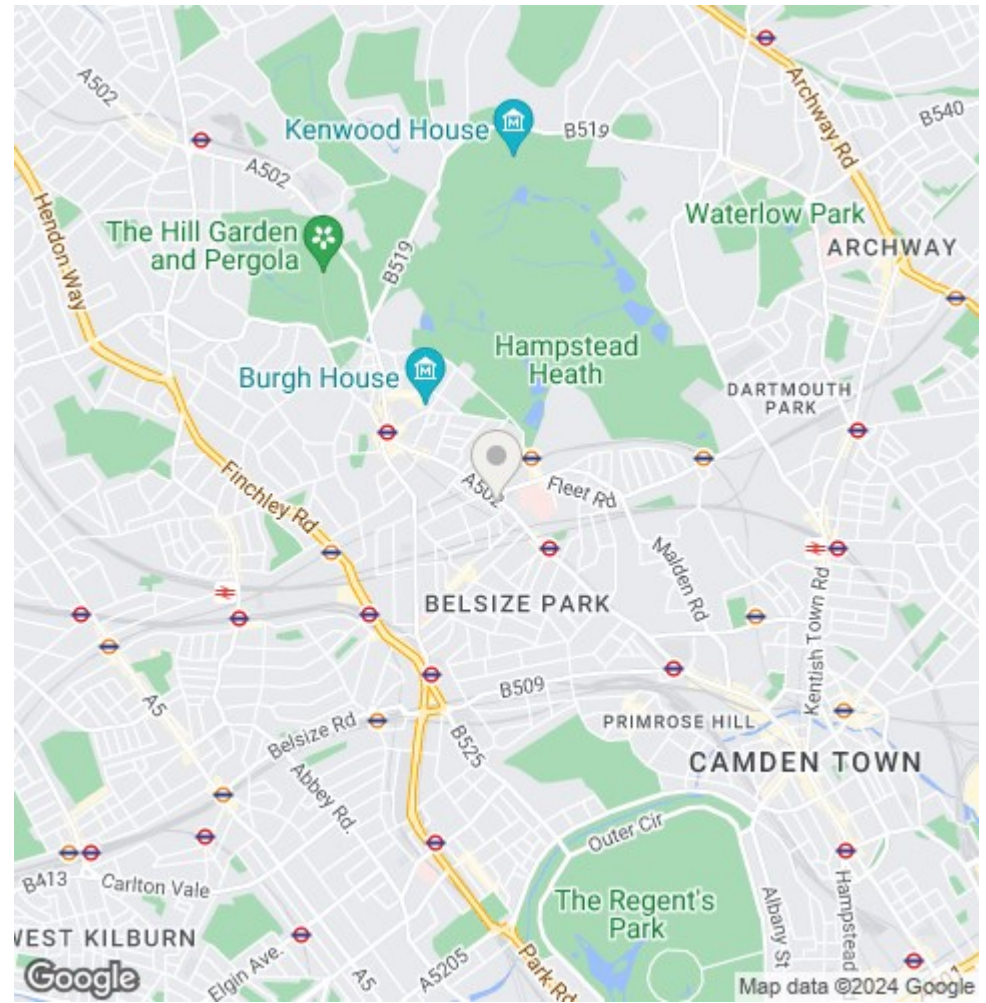
Approx. GIA including Studio 1347 Sq Ft - 125.14 Sq M
 (Excluding Garage and Loft)

Approx Floor Area Including Studio & Loft 1823 Sq Ft - 169.36 Sq M

Approx Floor Area Including Studio, Garage & Loft 1967 Sq Ft - 182.74 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.49023

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.



The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact. The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. All measurements are approximate