



Rosslyn Hill NW3

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## 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](mailto:nw3@parkheath.com)

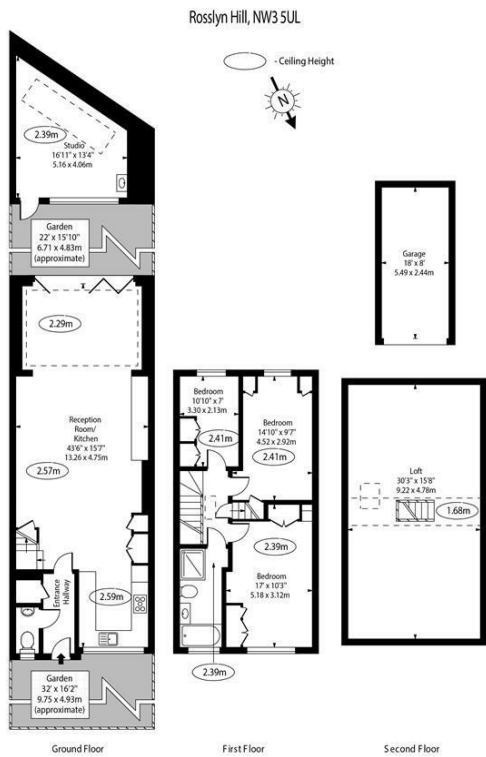
South/West Hampstead  
192 West End Lane  
NW6 1SG  
Sales & Lettings  
Tel 020 7794 7111  
[192@parkheath.com](mailto:192@parkheath.com)

Kensal Rise  
54-56 Chamberlayne Rd  
NW10 3JH  
Tel 020 8960 4845  
[kensal@parkheath.com](mailto:kensal@parkheath.com)

Property Management  
192 West End Lane  
NW6 1SG  
020 7433 6174  
[pm@parkheath.com](mailto:pm@parkheath.com)

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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

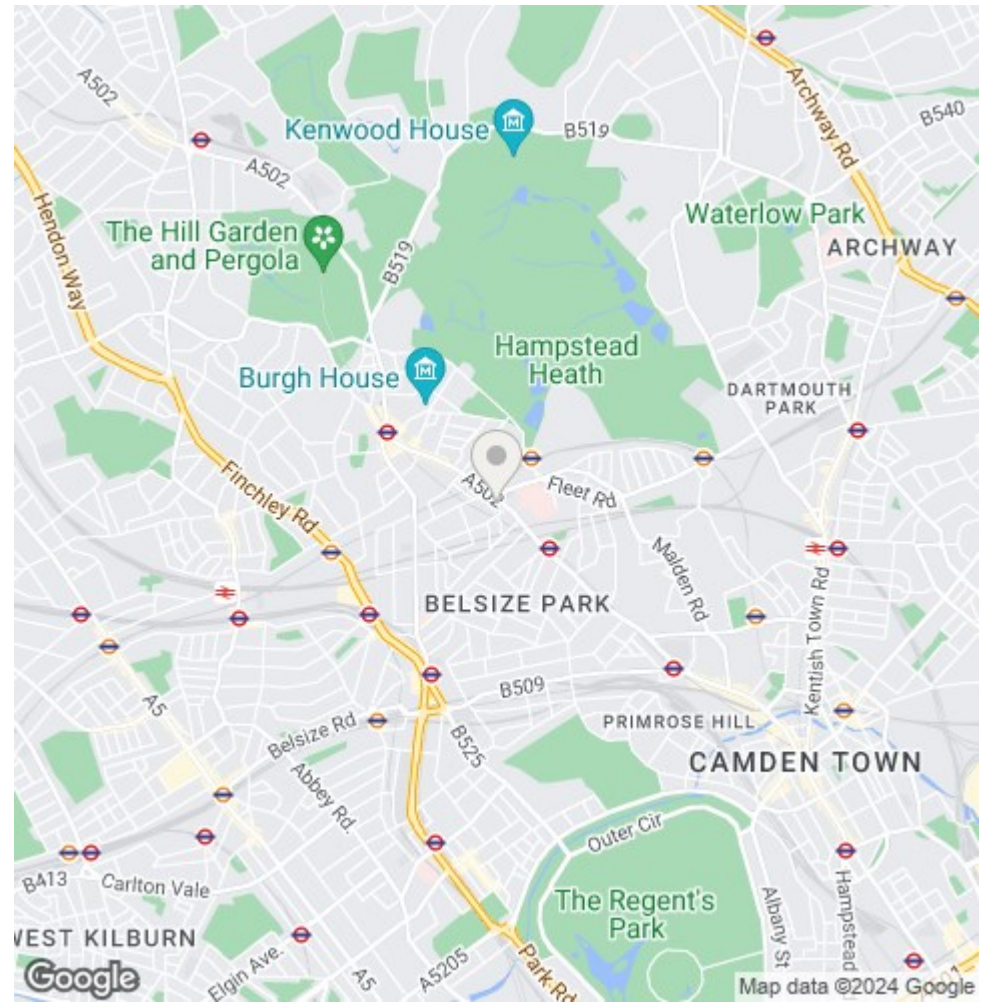
(Excluding Garage and Loft)

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](http://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.



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