

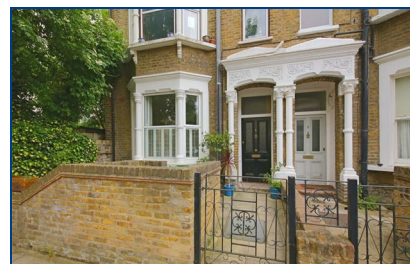


Shirlock Road, , Hampstead, NW3 2HR

£899,950

A rarely available ground floor flat providing three bedrooms, and a particularly charming south west facing garden, with the possibility of extending into the side return. The property is well arranged for a young growing family, with excellent available storage and just a short walk from the very popular local primary schools.

- THREE BEDROOMS
- BATHROOM
- RESIDENTS PERMIT PARKING
- RECEPTION ROOM
- EN-SUITE SHOWER ROOM
- EPC E
- KITCHEN/DINING ROOM
- CELLAR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Decent	Needs improvement	Very environmentally friendly - lower CO ₂ emissions	Decent	Needs improvement
A (91-100)	B (81-90)	C (69-80)	A (1-10)	B (11-20)	C (21-30)
D (51-60)	E (41-50)	F (31-40)	D (41-50)	E (51-60)	F (61-70)
G (1-10)			G (71-80)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	