



Little Green Street, , London, NW5 1BL

£1,175,000

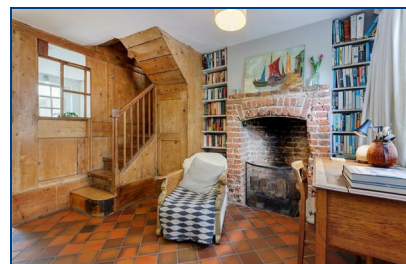
Extremely rare to the market, this charming and very characterful Grade II Listed terraced cottage is quietly tucked away on one of London's last remaining Georgian cobbled streets, within a short walk of Hampstead Heath.

Steeped in over 240 years of history, this delightful property has been sympathetically refurbished by the owners in keeping with its original character, offering a perfect blend of period detail and modern living. Arranged over three floors, it provides an open entertaining space flooded with light alongside versatile accommodation.

On the ground floor, the warm and welcoming front reception room retains a wealth of original features, including exposed brickwork, a working fireplace and timber panelling, which extends up the turned staircase.

To the centre is a modern, well equipped bespoke cottage kitchen, which in turn opens onto a fabulous and bright rear extension overlooking the idyllic garden, with access to a sunny, private roof terrace.

Upstairs leads to a wood panelled double bedroom and bathroom, with a versatile third room ideal for a guest space, nursery or study. On the top floor is the



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- PRIVATE TERRACE AND REAR GARDEN
- FREEHOLD
- EPC D
- COUNCIL TAX BAND E
- GRADE II LISTED

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Not energy efficient - lower running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC		