



**DAYMORRIS**  
ESTATE AGENTS  
EXPERIENCE THE DIFFERENCE

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## Lisburne Road, , Hampstead, NW3 2NS



A well presented Victorian house, nestled on a quiet residential street just a short walk from the Parliament Hill footbridge to Hampstead Heath. At just under 2000 square feet, the property is arranged over three floors and provides ample accommodation for the growing family. The ground floor has been fully extended, and is flooded with natural light, opening to a charming sunny garden at the rear.

- SIX BEDROOMS
- TWO BATHROOMS
- EPC D
- FULLY EXTENDED DOUBLE VOLUME RECEPTION/DINER
- SOUTH WEST FACING GARDEN
- COUNCIL TAX BAND G
- KITCHEN
- FREEHOLD
- RESIDENTS PERMIT PARKING

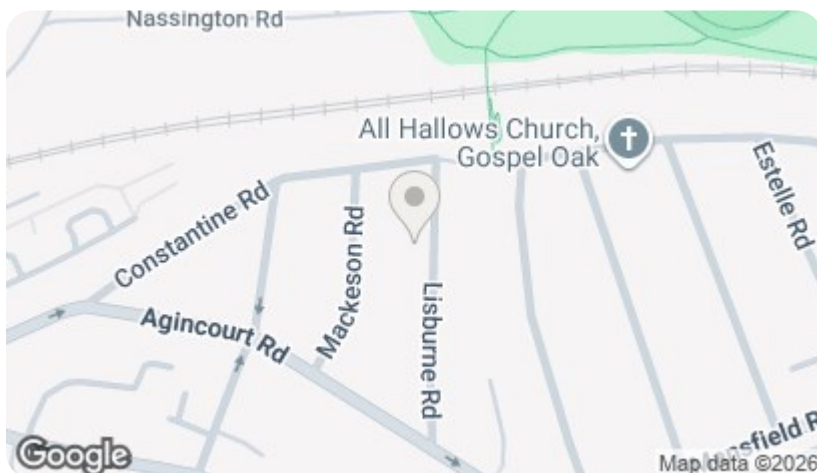
**Guide Price £2,350,000**







**Total Area: 179.6 m<sup>2</sup> ... 1934 ft<sup>2</sup>**  
 All measurements are approximate and for display purposes only.  
 These details are subject to contract.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		