



South Hill Park Gardens, , Hampstead, NW3 2TE

£450,000

A rarely available studio apartment positioned on the first floor of this small purpose built development, in the heart of South Hill Park. The property is flooded with natural light and there is the benefit of a small balcony from the main room. A unique feature is the inclusion of a garage within the sale of the flat. The entrance to the southern slopes of the Heath is within a five minute walk, along with the various shopping, dining and transport facilities at both South End Green and Hampstead Village – making this an ideal purchase for the first time buyer or rental investor.

- BRIGHT STUDIO ROOM
- SMALL BALCONY
- EPC F
- KITCHEN
- PRIVATE GARAGE
- BATHROOM
- CLOSE TO HAMPSTEAD HEATH OVERGROUND & BELSIZE PARK UNDERGROUND STATIONS



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (91-100)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (49-54)</p> <p>F (41-48)</p> <p>G (1-40)</p> <p>Not energy efficient - higher running costs</p>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (1-10)</p> <p>B (11-20)</p> <p>C (21-30)</p> <p>D (31-40)</p> <p>E (41-50)</p> <p>F (51-60)</p> <p>G (61-70)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC	