



Courthope Road, , Hampstead, NW3 2LD

£725,000

A large one double bedroom ground floor flat located within the popular Mansfield Conservation Area, moments from the open space of Parliament Hill and the Heath. A good sized reception is found at the front of the property, along with a separate kitchen. There is a lovely private garden at the rear, plus good storage space in the form of a cellar. Quick and easy access to the City and West End is provided nearby at Gospel Oak (Overground) and Belsize Park (Underground) stations, along with the excellent 24 bus route.



Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs 91-100 A 81-90 B 71-80 C 61-70 D 51-60 E 41-50 F 1-40 G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Not environmentally friendly - lower CO ₂ emissions 101-120 A 91-100 B 81-90 C 71-80 D 61-70 E 51-60 F 1-50 G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	