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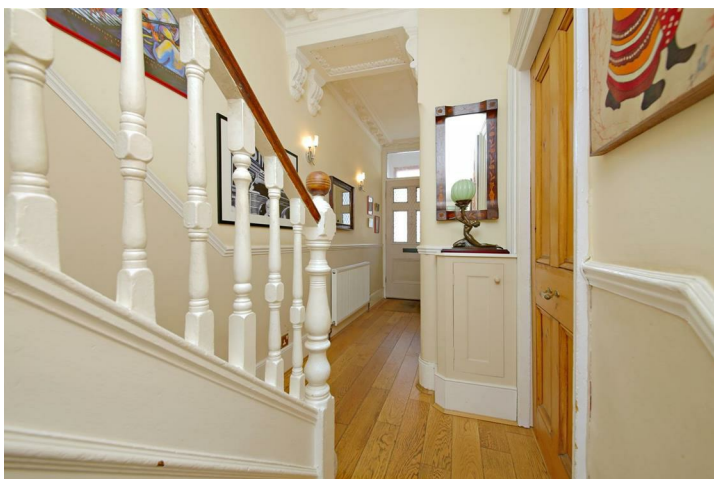
## Constantine Road, Hampstead, NW3 2NG

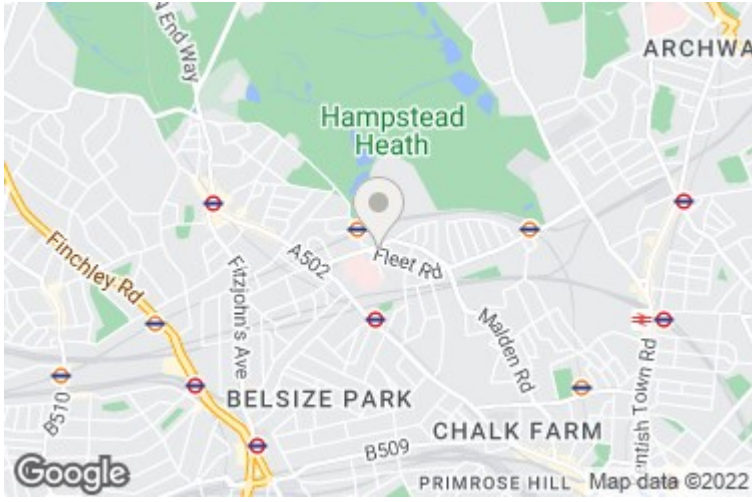
**£1,650,000**

A very charming four/five bedroom family house only moments from the bustling district of South End Green, and the wonderful open space of Hampstead Heath. Available to the market for the first time in over thirty years, the present owners have maintained the property well, fusing modern features with the many attractive Victorian hallmarks. To the rear, there is a particularly idyllic Islamic style garden, which serves as a wonderful serene suntrap.

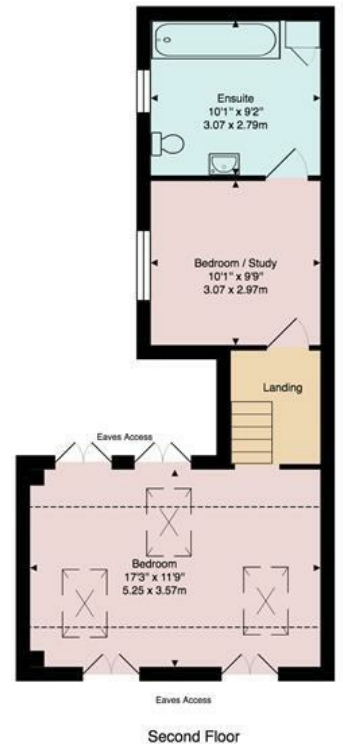
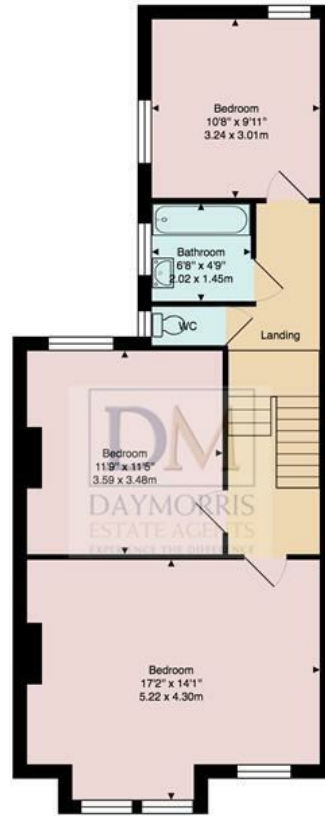
\* FOUR/FIVE BEDROOMS \* DOUBLE RECEPTION \* KITCHEN/BREAKFAST ROOM \* TWO BATHROOMS \* SEPARATE WC \* CELLAR \* IDYLIC PRIVATE GARDEN \* MOMENTS FROM SOUTH END GREEN AND HAMPSTEAD HEATH  
\* RESIDENTS PERMIT PARKING \* EPC E \* COUNCIL TAX BAND G \* FREEHOLD











Approx. Gross Internal Area: 1705 ft<sup>2</sup> ... 158.4 m<sup>2</sup>

All measurements and areas are approximate only. Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact. (c) Peninsula Surveys Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	