

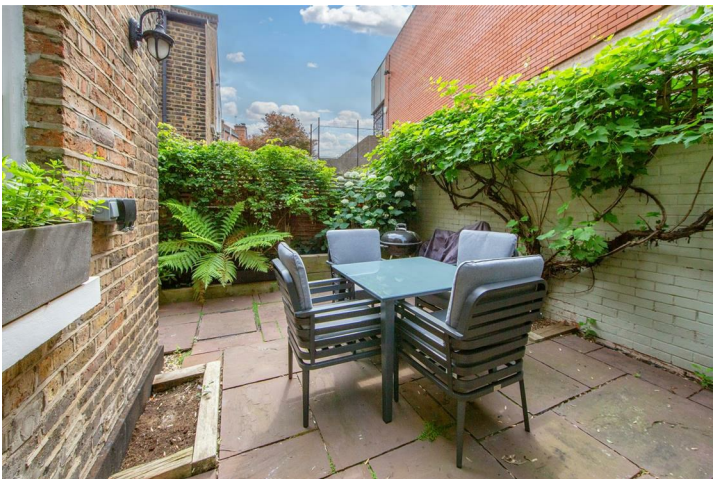
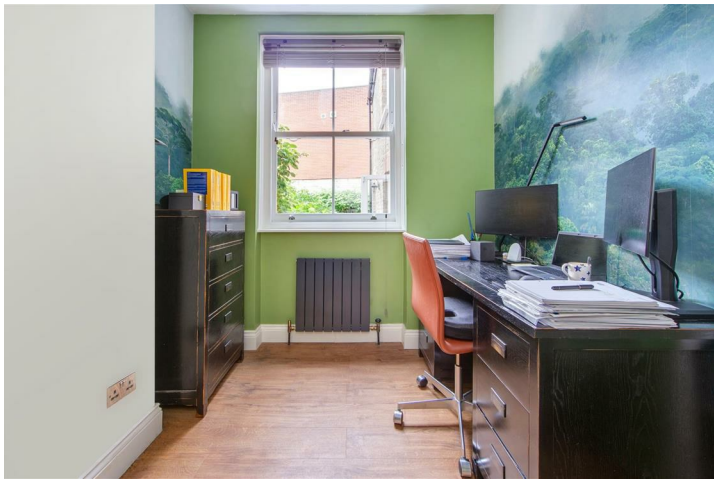
## **Agincourt Road, Hampstead, NW3 2PD**

**£1,095,000**

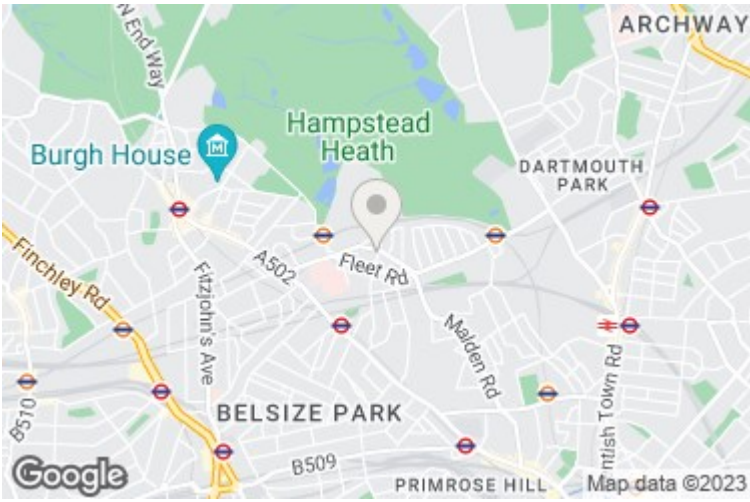
Rare to the market, this three bedroom garden maisonette is unique in being arranged over two floors, and offers wonderfully bright and beautifully presented rooms throughout. The property is within a short walking distance from South End Green, and the footbridge to Parliament Hill and Hampstead Heath beyond. Excellent transport links are close at hand, with the 24 bus link providing easy access to the West End.

**\* THREE BEDROOMS \* RECEPTION ROOM \* KITCHEN/DINING ROOM \* BATHROOM\* GUEST WC \***  
**LEASEHOLD 183 YEARS UNEXPIRED \* PRIVATE REAR GARDEN \* RESIDENTS PERMIT PARKING \* ANNUAL**  
**SERVICE CHARGE £900 APPROX. \* COUNCIL TAX BAND D \* EPC D**











Approx. Gross Internal Area: 92.9 m<sup>2</sup> ... 1000 ft<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.

