

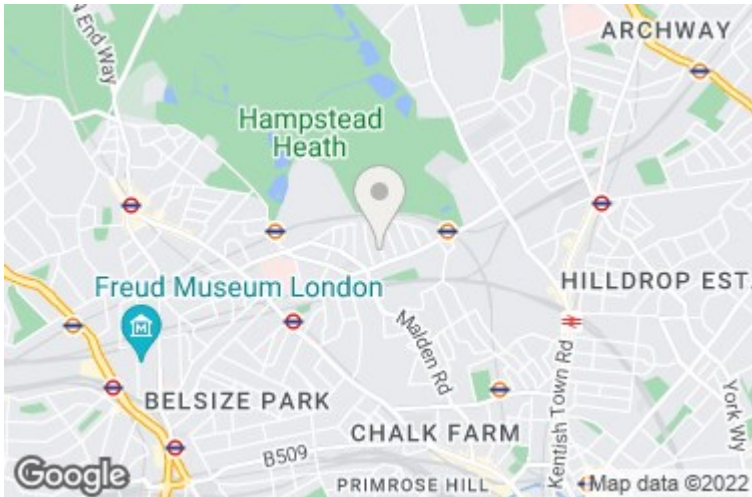
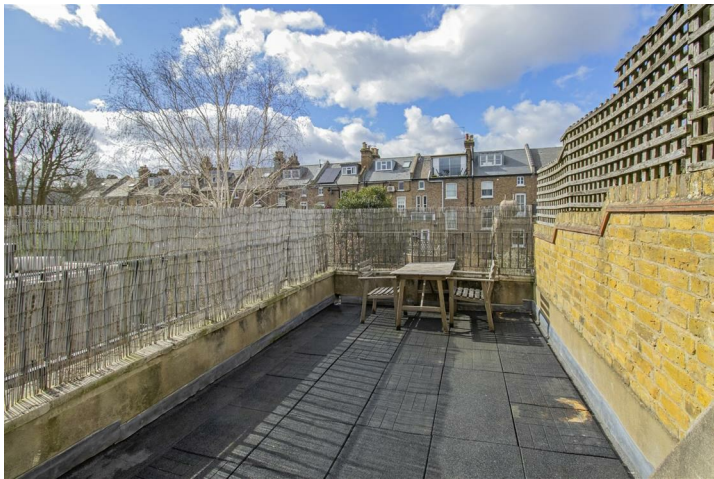
Shirlock Road, Hampstead, NW3 2HR

£850,000

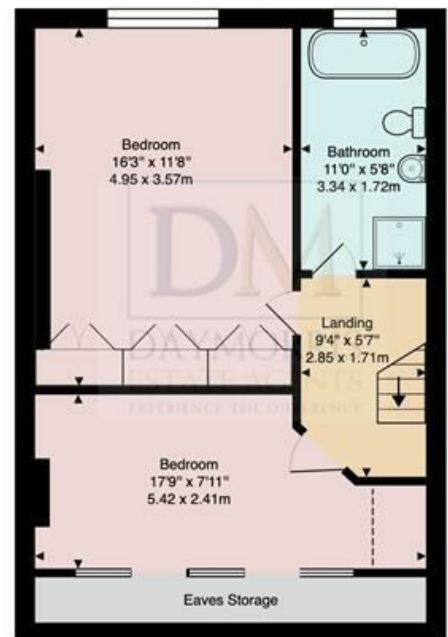
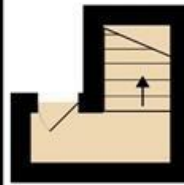
A large two double bedroom maisonette occupying the top floors of a Victorian conversion, just a short walk from Hampstead Heath. At just over 1000 square feet this is a particularly spacious flat, offering the new owner the chance to create a lovely home on a favoured residential street. There is access to a private west facing roof terrace, and South End Green, with all the many shopping and dining facilities is nearby, along with excellent transport links at Gospel Oak and Belsize Park stations, plus the 24 and 46 bus routes into the City and West End.

TWO DOUBLE BEDROOMS * LARGE RECEPTION * SEPARATE KITCHEN * BATHROOM * UTILITY ROOM/GUEST WC * PRIVATE WEST FACING ROOF TERRACE * CLOSE TO HAMPSTEAD HEATH * RESIDENTS PERMIT PARKING * EPC D COUNCIL TAX BAND E * LONG LEASEHOLD





Shirlock Road, NW3



Approx. Gross Internal Area: 1016 ft² ... 94.4 m²

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	79
England & Wales		
EU Directive 2002/91/EC		