



## Shirlock Road, , Hampstead, NW3 2HS

**£935,000**

An excellent example of a recently extended and refurbished two double bedroom ground floor garden apartment set within this well maintained mid-terrace Victorian house being very close proximity to Hampstead Heath. Internally the apartment offers in excess of 1000 sq ft and accommodation and comprises a master bedroom set into a bay window with extensive built-in wardrobes, generous double second bedroom with a built-in wardrobe which leads to an attractive courtyard. There is also an impressive family bathroom with a Japanese style Jacuzzi bath and separate walk-in shower. Living and entertaining space is in abundance with the 31'9 x 17'3 reception room, open plan fully fitted kitchen/breakfast bar, under floor heating throughout, with skylights and two sets of glass doors with an abundance of a natural light. Additionally there is also a 25' private garden and a 27'cellar providing ample of extra storage. Share of Freehold. Viewing highly recommended.

- RECENTLY REFURBISHED & EXTENDED
- LARGE LIVING & ENTERTAINING SPACE
- CELLAR FOR STORAGE
- RESIDENTS PERMIT PARKING
- TWO DOUBLE BEDROOMS
- FULLY FITTED KITCHEN
- CLOSE TO HEATH
- PRIVATE GARDEN
- FAMILY BATHROOM
- CLOSE TO TRANSPORT LINKS



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Best energy efficient - lower running costs	Current	Potential	Best environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		