



## **Courthope Road, Hampstead, NW3 2LE**

**£875,000**

A beautifully appointed ground floor flat providing two double bedrooms, two bathrooms and a private west facing garden. The property has been fully extended at the rear, giving the open plan kitchen and reception room a lovely feeling of light and space. Courthope Road is a peaceful residential street just a short walking distance from the footbridge to Parliament Hill Fields and Hampstead Heath.





# Courthope Road NW3



Approx. Gross Internal Area: 832 ft² ... 77.3 m² (excluding light well,)

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) <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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
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