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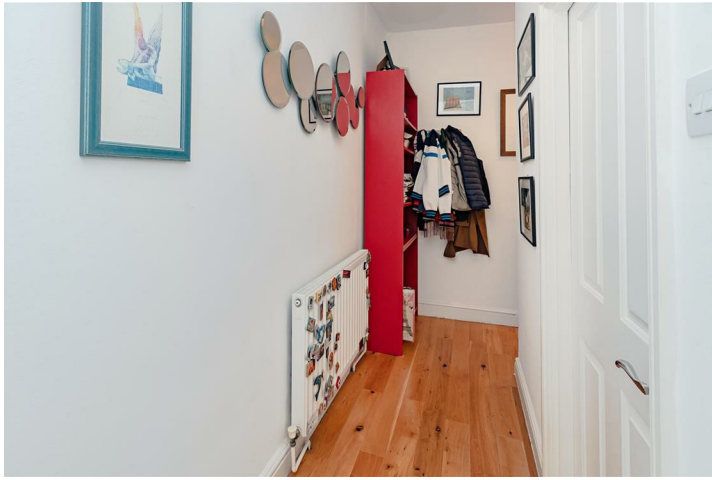
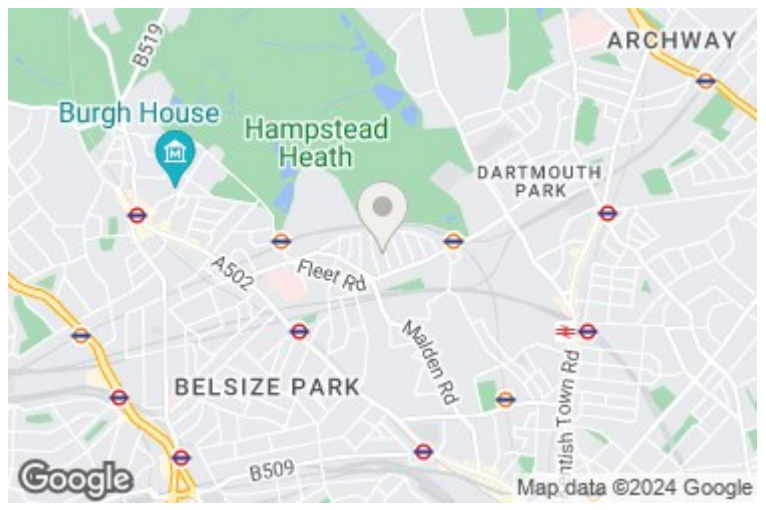
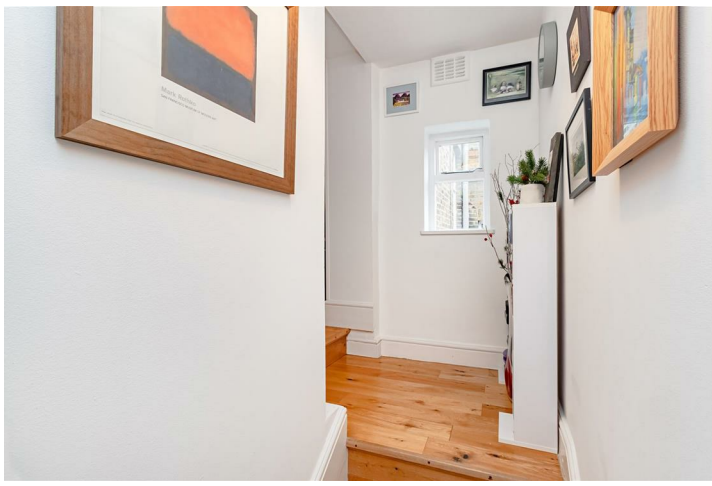


Shirlock Road, Hampstead, NW3 2HR

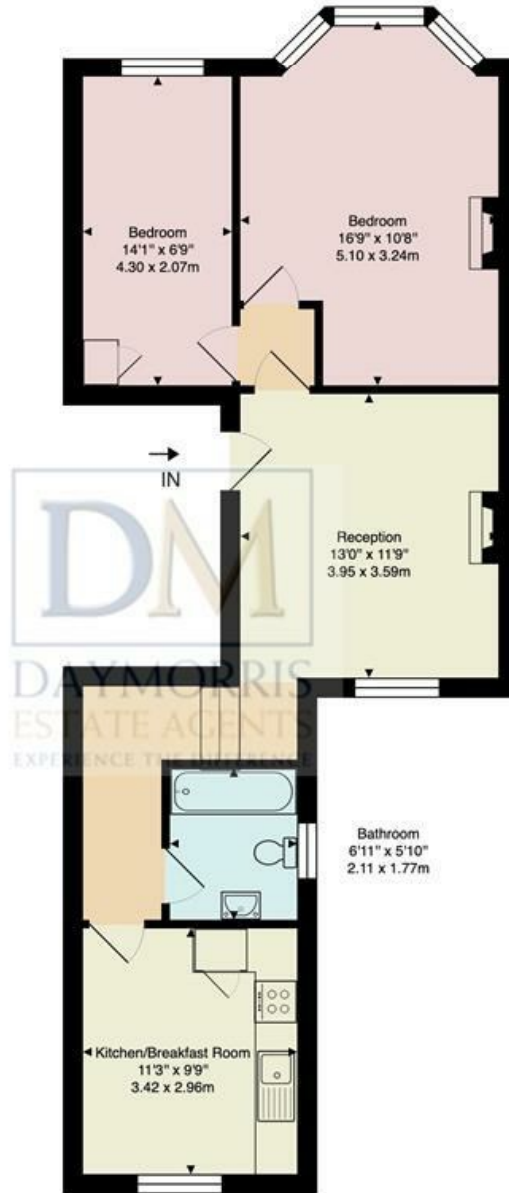
£625,000

A beautifully appointed first floor apartment providing two bedrooms, located just a short walk from Hampstead Heath. The property is offered in excellent condition by the present owner, and there is a lovely feeling of natural light and bright rooms throughout. Shirlock Road is a very pretty residential street, from where not only the heath, but also excellent transport links and local shops are within easy reach.

*** TWO BEDROOMS * RECEPTION * SEPARATE KITCHEN * BATHROOM * SHARE OF FREEHOLD * RESIDENTS PERMIT PARKING * CLOSE TO HAMPSTEAD HEATH * CLOSE TO THE LOCAL SHOPPING/DINING FACILITIES AT SOUTH END GREEN & BELSIZE PARK * EPC D * COUNCIL TAX BAND E**



Shirlock Road NW3



First Floor

Approx. Gross Internal Area: 659 ft² ... 61.2 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			
		66	79
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			
England & Wales		EU Directive 2002/91/EC	