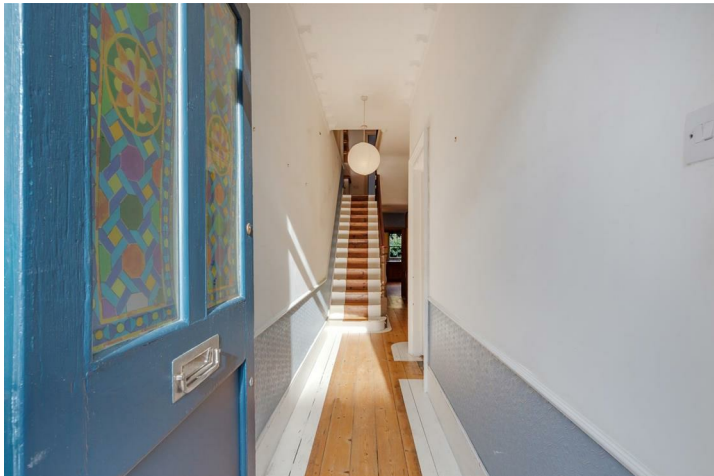


Shirlock Road, Hampstead, NW3 2HS

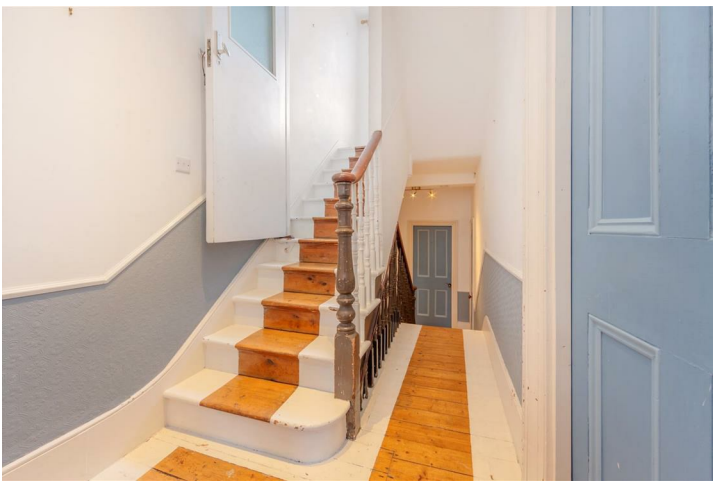
£2,495,000

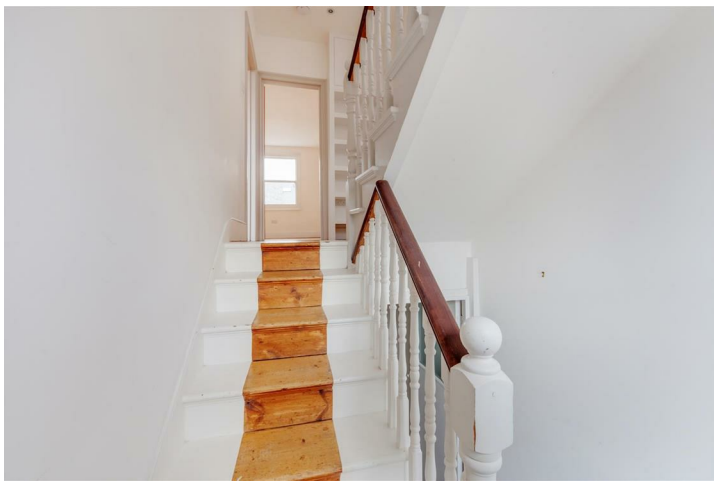
Available for the first time in fifty years, this substantial Victorian house presently provides seven bedrooms, and 2340 square feet of accommodation. There is the opportunity to further enhance the internal space, by developing to the rear and side return (subject to the usual planning consent). Shirlock Road is located just a short stroll from the footbridge to Parliament Hill and Hampstead Heath, along with the Lido, South End Green and the excellent bus and rail links to the City and West End. OFFERED VACANT AND CHAIN FREE.

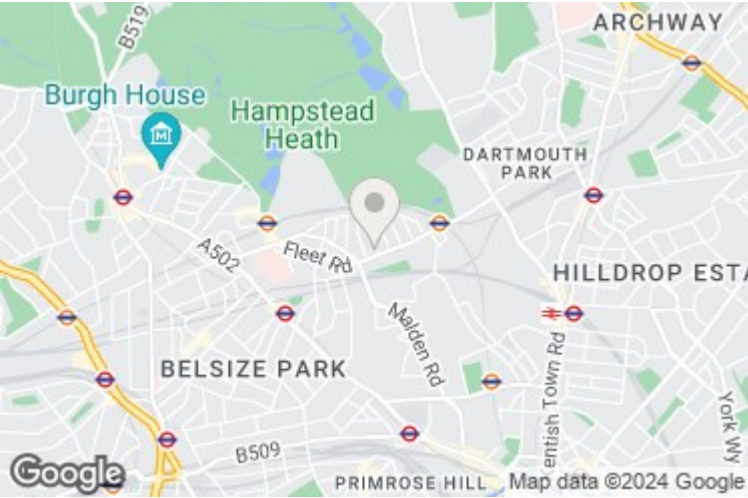
- SEVEN BEDROOMS
- RECEPTION ROOM
- LARGE KITCHEN
- ONE BATHROOM/TWO SHOWER ROOMS
- GUEST WC
- ROOF TERRACE
- PRIVATE GARDEN
- CELLAR
- EPC F
- RESIDENTS PERMIT PARKING







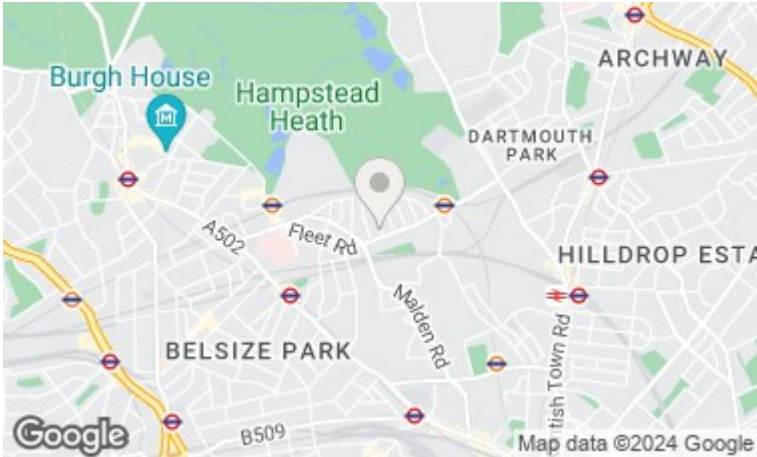






Approx. Gross Internal Area: 217.6 m² ... 2342 ft² (excluding cellar)

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		
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		