



## Mansfield Road, Hampstead, NW3 2JB

**£1,950,000**

An attractive family house located along Mansfield Road, just a short walk from the Parliament Hill entrance to Hampstead Heath. The property provides five bedrooms, two bathrooms, and an abundance of lovely period features throughout. There is a charming private garden to the rear, plus the added benefit of a large roof terrace from the second floor.

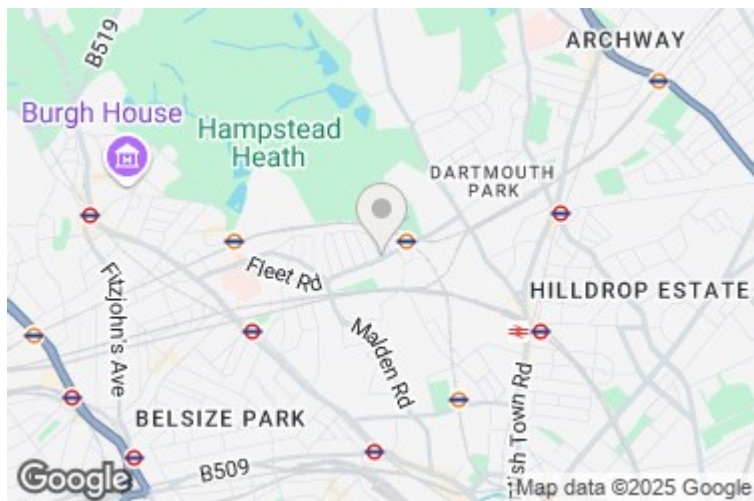
- FIVE BEDROOMS
- DOUBLE RECEPTION
- KITCHEN
- TWO BATHROOMS
- GUEST WC
- CELLAR
- ROOF TERRACE
- PRIVATE GARDEN
- UTILITY ROOM
- EPC D



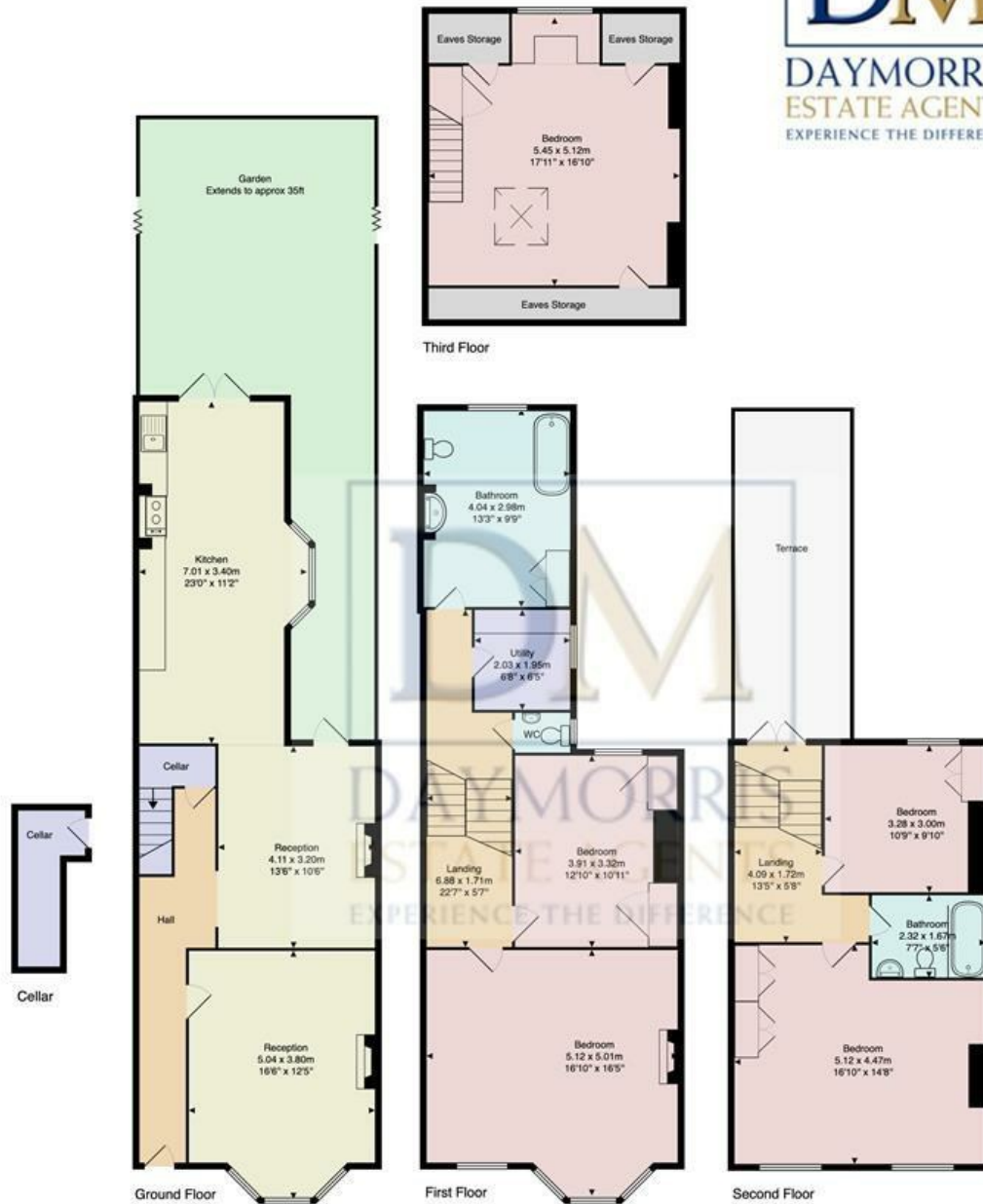












Approx. Gross Internal Area: 200.1 m<sup>2</sup> ... 2154 ft<sup>2</sup>

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		
	63	81
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	