



## **Rona Road, Hampstead, NW3 2JA**

**Offers In Excess Of £750,000**

A beautifully renovated two bedroom flat, on the upper floors of a converted Victorian property. Every room is very tastefully presented, and there is a lovely feeling of light and space throughout. To the rear there is both a large roof terrace from the hallway, and an additional balcony from the top floor bedroom, both providing wonderful far reaching rooftop views. Rona Road is a quiet residential street, just a short walk from Hampstead Heath, Parliament Hill Lido and Gospel Oak (Overground) station.





Rona Road NW3



Approx. Gross Internal Area: 816 ft<sup>2</sup> ... 75.8 m<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.  
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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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	