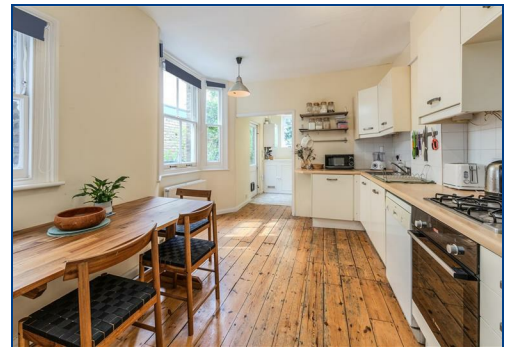




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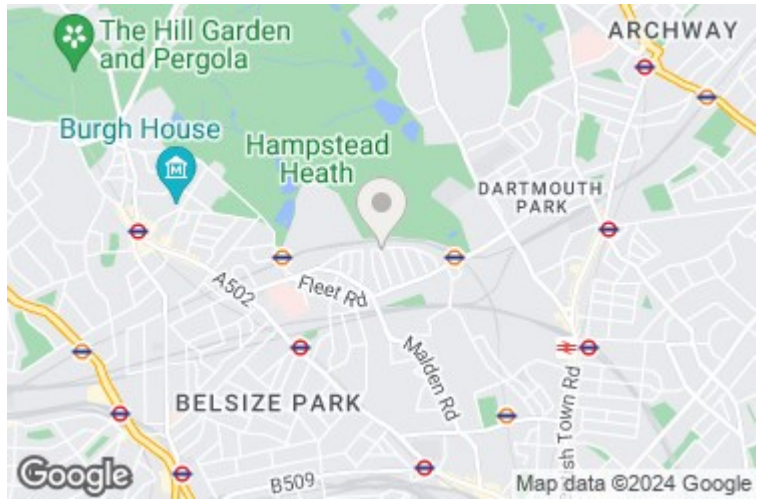
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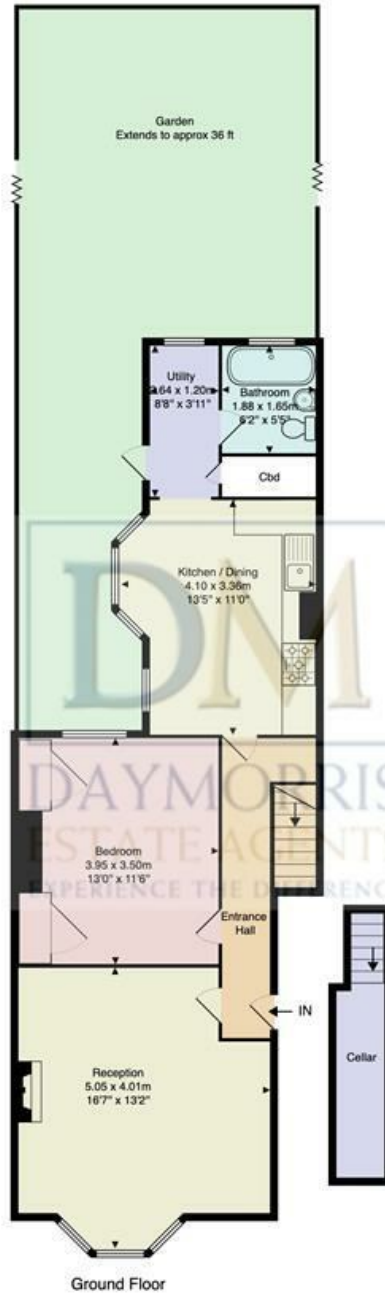
£725,000

A one bedroom ground floor flat, set in an enviable position close to Hampstead Heath. Now requiring a degree of modernisation throughout, with the potential to develop the side return, subject to the usual planning consent. There is plenty of natural light throughout, plus the benefit of a private garden at the rear.

- ONE DOUBLE BEDROOM
- RECEPTION ROOM
- KITCHEN
- BATHROOM
- UTILITY ROOM
- CELLAR
- PRIVATE GARDEN
- EPC D







Ground Floor

Approx. Gross Internal Area: 63.9 m² ... 687 ft²

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		
	68	78
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	