



## **Courthope Road, Hampstead, NW3 2LE**

**£1,095,000**

A very spacious three bedroom apartment, just a short stroll from Hampstead Heath. The property is arranged over three floors and offers a bright reception with an open plan kitchen on the top level, with the bedrooms and two bathrooms being on the floor below. A unique feature is the benefit of not just one, but two south west facing roof terrace areas. Courthope Road is a quiet residential street, within walking distance of the popular nearby nursery and primary schools, and the bustling district of South End Green. The Northern Line at Belsize Park station is also close at hand, being a 10-15 minute walk away, and giving quick and easy access to the City and West End.

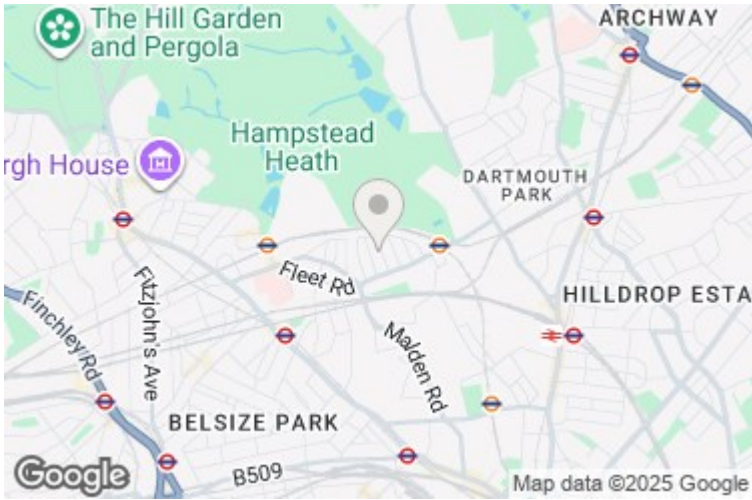




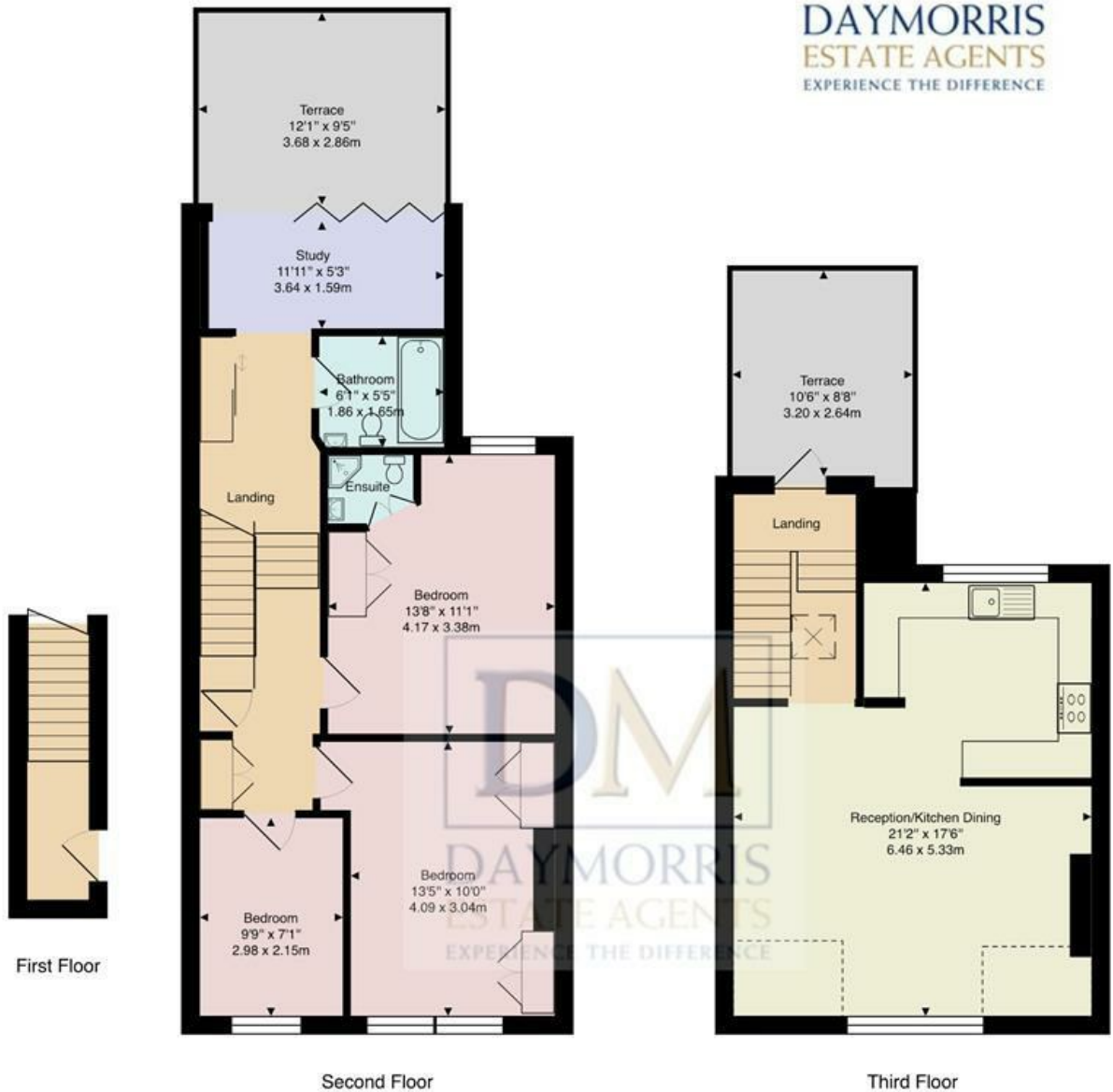








# Courthope Road NW3



Approx. Gross Internal Area: 1049 ft<sup>2</sup> ... 97.5 m<sup>2</sup> Including restricted height areas

Approx Gross Internal Area; 1012 Sq ft...94Sqm. (Excluding restricted height areas.)

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) <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		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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