



Shirlock Road, , London, NW3 2HS

Guide Price £3,000,000

A beautifully presented end of terrace Victorian property, within a short walking distance of Parliament Hill Fields and Hampstead Heath. At close to 2800 square feet there is flexible accommodation throughout for the growing family. The ground floor has been fully extended into the side return, and there are two well appointed reception rooms at the front and rear, along with a particularly stylish kitchen. There is a larger than average landscaped garden, with direct access from the front of the property, along with a 23ft roof terrace from accessed from the second floor, where further development could take place (subject to the usual planning consent). An outstanding house, on one of the most desirable residential streets in the Mansfield Conservation Area.

- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- FOUR BATHROOMS
- GUEST WC
- ROOF TERRACE
- PRIVATE GARDEN WITH DIRECT ACCESS
- EPC D / COUNCIL TAX BAND G

- KITCHEN
- CELLAR
- FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A+ to A)	B	(A+ to A)	B
(B+ to B)	C	(B+ to B)	C
(C+ to C)	D	(C+ to C)	D
(D+ to D)	E	(D+ to D)	E
(E+ to E)	F	(E+ to E)	F
(F+ to F)	G	(F+ to F)	G
Mid energy efficient - higher running costs		Mid environmental impact - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	