

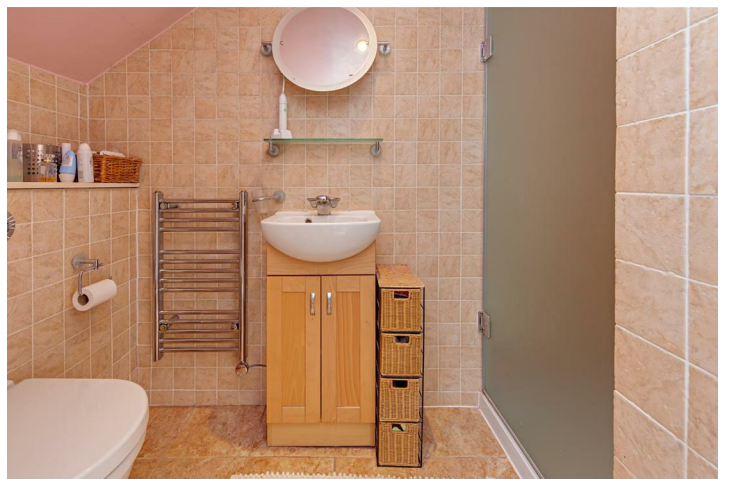


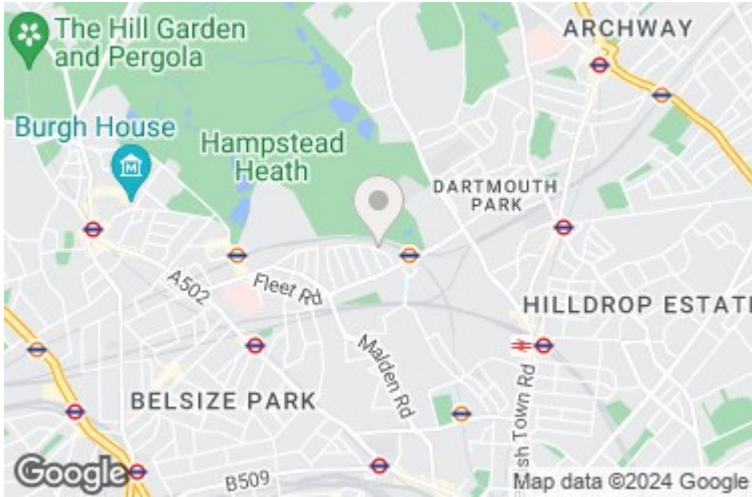
Savernake Road, Hampstead, NW3 2JR

£849,950

Available for sale for the first time in forty years, this two double bedroom apartment is arranged over the top floors of a Victorian conversion, offering views over the southern slopes of the Heath. At close to 1100 square feet the apartment benefits from spacious rooms throughout, with the principal rooms being flooded with natural light. The private roof terrace provides a wonderful view to Hampstead Heath, and is an ideal space for al fresco dining in clement weather. Savernake Road is well located for the local shopping district of South End Green, and the excellent transport links to the West End and City.

* TWO DOUBLE BEDROOMS * LARGE RECEPTION * SEPARATE KITCHEN * SHOWER ROOM * EN-SUITE SHOWER * PRIVATE ROOF TERRACE * VIEWS OVER HAMPSTEAD HEATH * AMPLE STORAGE * SHARE OF FREEHOLD - 900 PLUS YEARS ON THE LEASE * EPC C





Savernake Road, NW3



Approx. Gross Internal Area: 1082 ft² ... 100.5 m² (excluding balcony/Eaves storage)

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 | | |
| England & Wales | 72 | 75 |
| 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 | | |