

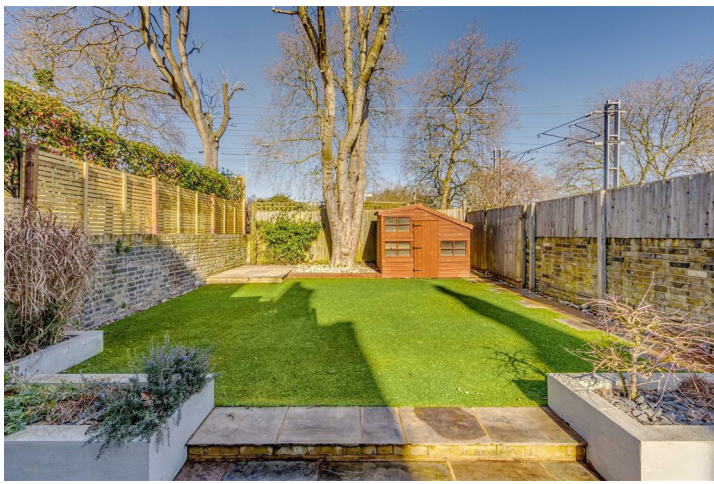


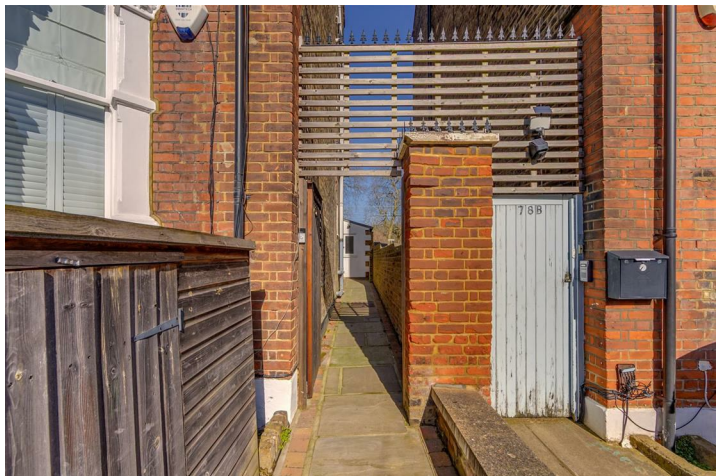
Savernake Road, Hampstead, NW3 2JR

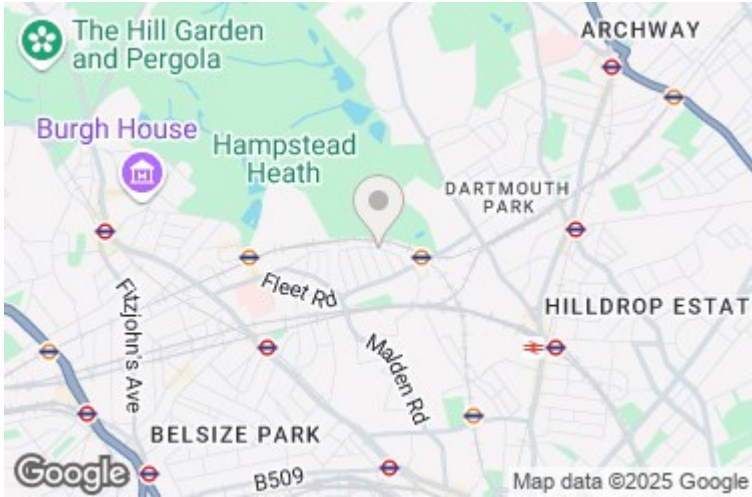
£1,295,000

A tastefully presented three bedroom flat on the ground floor of a Victorian conversion, next to Hampstead Heath. The property is full of natural light and refurbished to a particularly high standard throughout. From the kitchen there are bi-fold doors opening to the private rear garden, with plenty of space for entertaining and al fresco dining in clement weather. There is a large cellar offering excellent storage space, and a further feature is the benefit of a private entrance to the side of the property. Savernake Road is a popular tree lined street, within easy walking distance of the bustling district of South End Green, and both Belsize Park and Gospel Oak stations.

- THREE BEDROOMS
- SPACIOUS OPEN PLAN RECEPTION/KITCHEN
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM
- GUEST WC
- CELLAR
- ATTRACTIVE PRIVATE GARDEN
- PRIVATE SIDE ENTRANCE
- SHARE OF FREEHOLD
- COUNCIL TAX BAND F / EPC D







Savernake Rd, London NW3 2JU



Basement



Ground Floor

Total Area: 117.8 m² ... 1268 ft² (including cellar)
All measurements are approximate and for display purposes only.
These details are subject to contract

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		
	66	75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		