



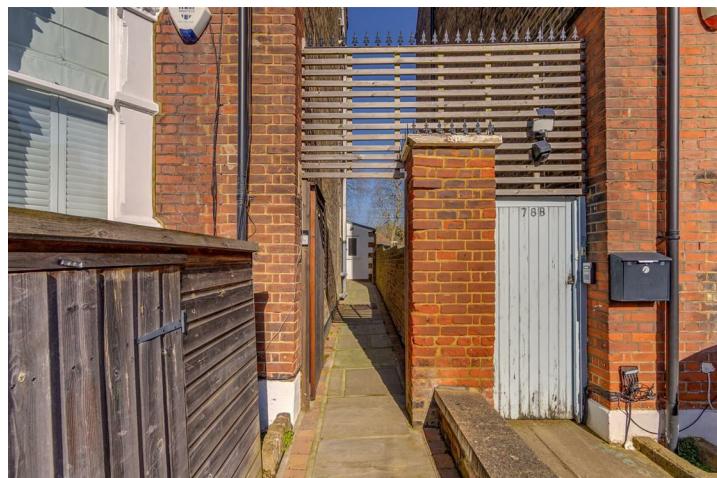
## Savernake Road, Hampstead, NW3 2JR

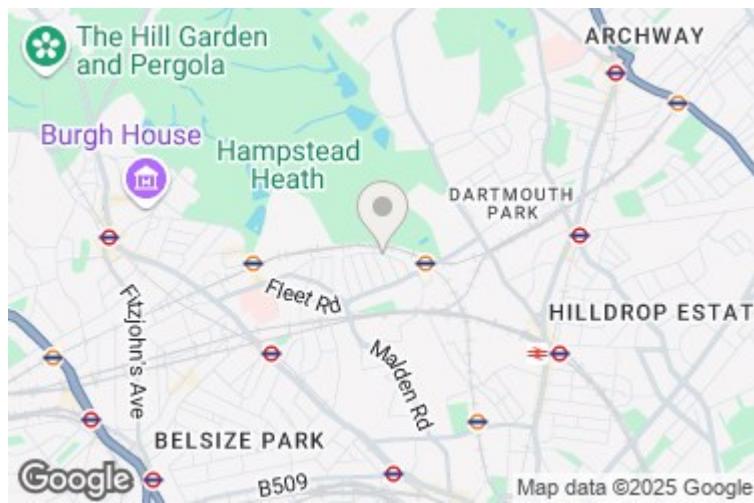
**£1,295,000**

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
- CELLAR
- ATTRACTIVE PRIVATE GARDEN
- FAMILY BATHROOM
- PRIVATE SIDE ENTRANCE
- EN-SUITE SHOWER ROOM
- SHARE OF FREEHOLD
- GUEST WC
- COUNCIL TAX BAND F / EPC D









Basement



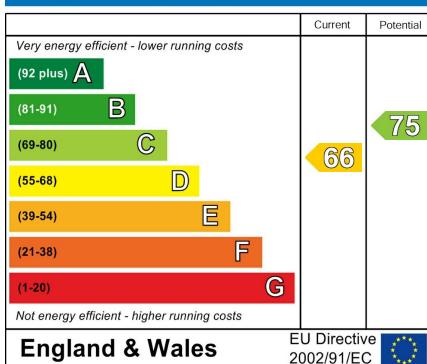
Ground Floor

Total Area: 117.8 m<sup>2</sup> ... 1268 ft<sup>2</sup> (including cellar)

All measurements are approximate and for display purposes only.

These details are subject to contract.

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

