



DAYMORRIS
ESTATE AGENTS
EXPERIENCE THE DIFFERENCE

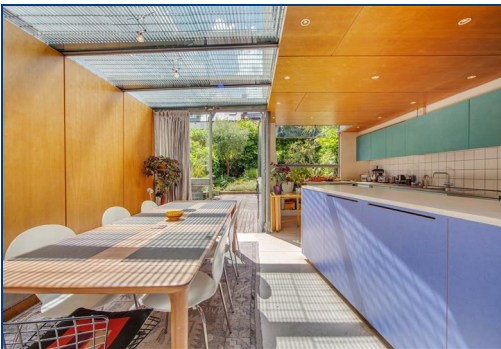
Day Morris Estate Agents

2 Fleet Road, Hampstead, London, NW3 2QS

Tel: 020 7482 4282

Email: sales@daymorris.co.uk

www.daymorris.co.uk

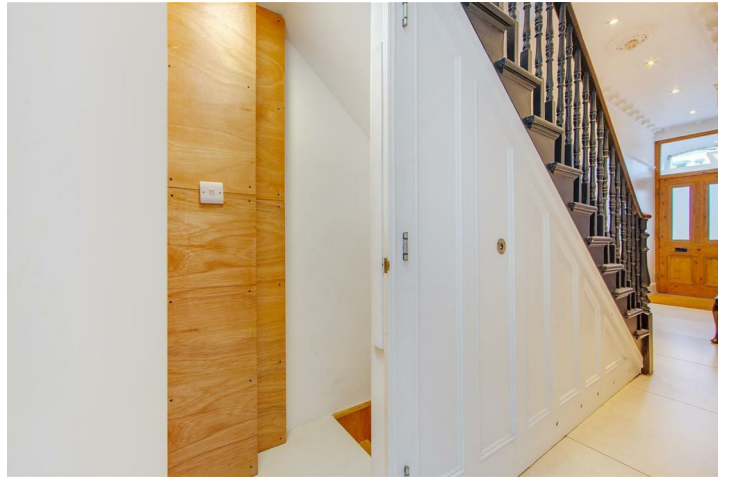
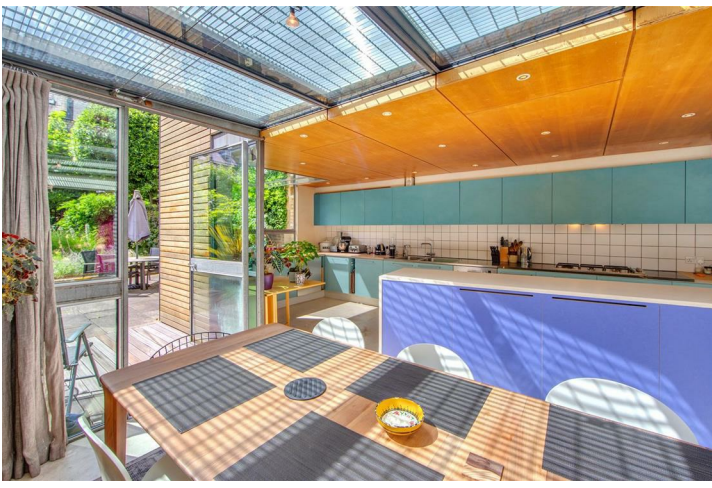


Shirlock Road, Hampstead, NW3 2HR

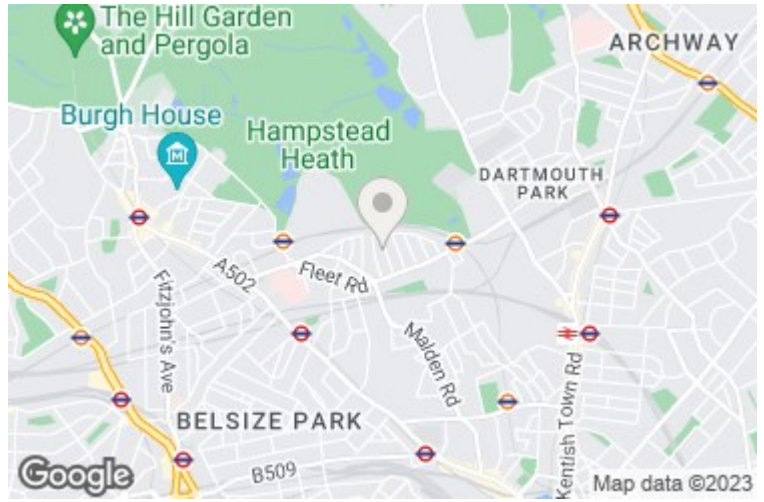
£2,975,000

An outstanding architect designed family house, moments from Hampstead Heath. With five bedrooms and three bathrooms, and flexible accommodation across four floors, the property is ideal for the growing family. There is a larger than average south west facing garden at the rear, along with a roof terrace, balcony and a fully excavated basement with full head height. A truly unique semi-detached Victorian house, which we cannot recommend more highly.

FIVE BEDROOMS * TWO RECEPTION ROOMS * LARGE KITCHEN/DINING ROOM * EXCELLENT BASEMENT WITH FULL HEAD HEIGHT * BEAUTIFUL SOUTH WEST FACING REAR GARDEN * ROOF TERRACE AND BALCONY * THREE BATHROOMS * RESIDENTS PERMIT PARKING * COUNCIL TAX BAND G * EPC C







Shirlock Road, NW3



Approx. Gross Internal Area: 255.6 m² ... 2751 ft² (excluding eaves storage, balcony)
 Approx. Gross internal Area : 215.5 sqm ... 2,319 Sqft. (Excluding eaves storage, balcony and basement)

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		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	