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## **Constantine Road, Hampstead, NW3 2LR**

**£1,950,000**

Forming part of a popular Victorian terrace in the attractive Mansfield Conservation Area, this five bedroom house offers large and naturally bright rooms across all floors, with a charming private garden found at the rear. There is ample room for the growing family, with the opportunity to create further space by extending into the side return, rear and into the attic, subject to the usual planning consent. The property is ideally situated along Constantine Road, being just a short walk from the footbridge to Parliament Hill and Hampstead Heath beyond. Hampstead Heath Overground station and Belsize Park for the Underground are a short walk away. Vibrant South End Green is found just at the northern end of the road, where many shops and restaurants are located.

• FIVE BEDROOMS

• UTILITY ROOM

• RECEPTION ROOM,

• GUEST CLOAKROOM

• DINING ROOM

• CHARMING REAR GARDEN

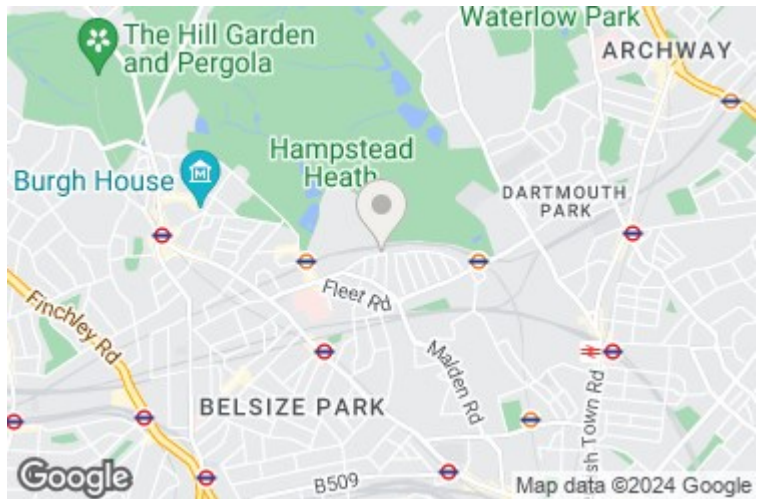
• KITCHEN

• EPC D

• BATHROOM

• COUNCIL TAX BAND G








Approx. Gross Internal Area: 170.9 m<sup>2</sup> ... 1840 ft<sup>2</sup>

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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	