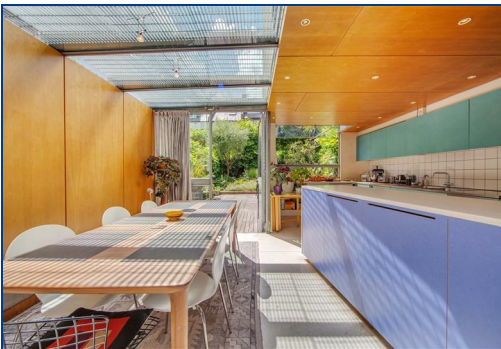




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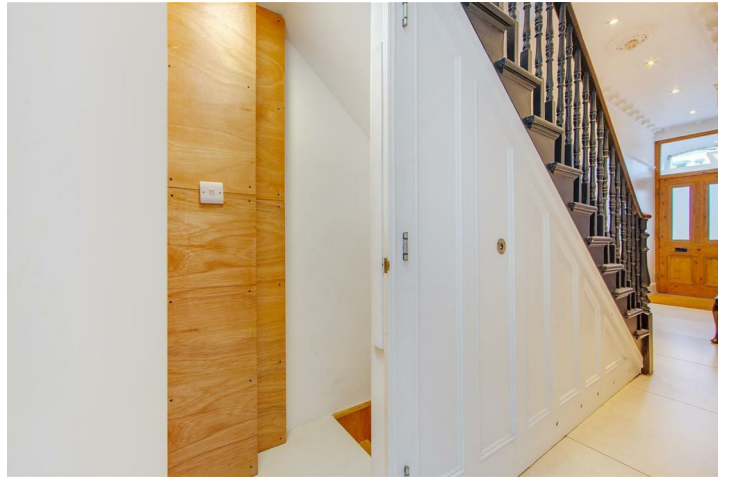
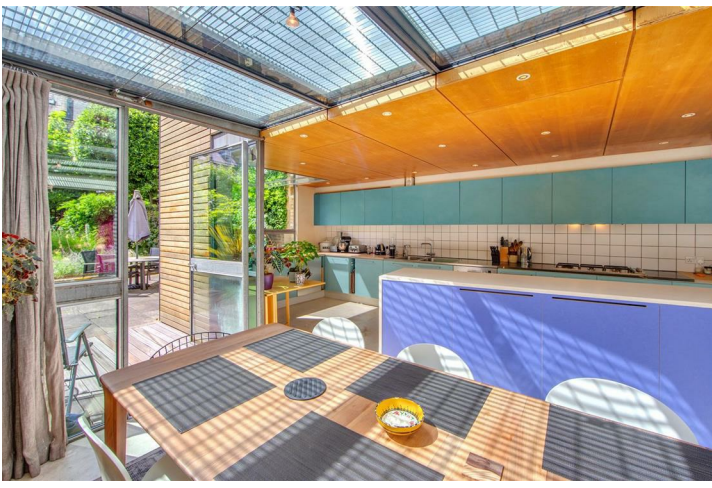
**Day Morris Estate Agents**  
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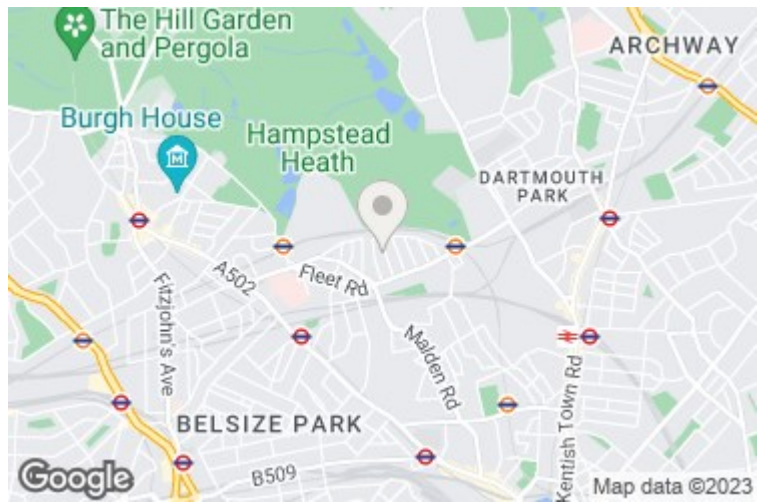
**Shirlock Road, Hampstead, NW3 2HR**

**£2,975,000**

**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 m<sup>2</sup> ... 2751 ft<sup>2</sup> (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) <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 energy efficient - higher running costs			
		70	80
<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	