



Fleet Road, , Hampstead, NW3 2QT

£600,000

A tastefully presented and versatile, one/two bedroom ground floor flat, with a charming private garden at the rear. The property sits within a short walk from the bustling shopping districts of South End Green and Hampstead Village, as well as the footbridge to Parliament Hill and Hampstead Heath. Belsize Park station for the Northern Line is also nearby providing easy access to the City and West End, as well as Hampstead Heath overground on the Mildmay Line to reach East and South-West London. Flat benefits from a share of freehold with no service charge.

- ONE/TWO BEDROOMS
- BATHROOM
- EPC D
- RECEPTION
- IDYLIC PRIVATE REAR GARDEN
- KITCHEN
- SHARE OF FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (10-20)	
B (81-91)		B (21-30)	
C (69-80)		C (31-40)	
D (55-68)		D (41-50)	
E (49-54)		E (51-60)	
F (45-48)		F (61-70)	
G (1-44)		G (71-100)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC