

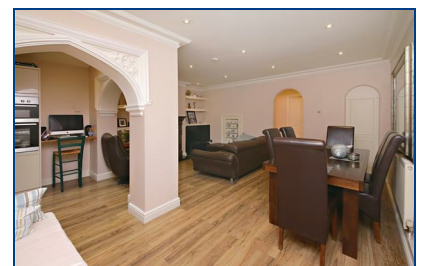


## Mackeson Road, , Hampstead, NW3 2LU

**£750,000**

A terrific two bedroom ground floor flat just a short walking distance from Hampstead Heath. The property has been lovingly maintained by the present owners, with tasteful décor and bright rooms throughout. One of the key features is the delightful south west facing garden at the rear, complete with studio room. Along with the close proximity of the Heath, there are an abundance of shops and restaurant nearby at South End Green, plus excellent bus and rail links to the City and West End.

- TWO BEDROOMS
- BATHROOM
- GARDEN STUDIO
- RECEPTION ROOM
- SOLE USE OF PRIVATE SOUTH WEST FACING GARDEN
- EPC D
- KITCHEN
- RESIDENTS PERMIT PARKING



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
G	G	G	G
F	F	F	F
E	E	E	E
D	D	D	D
C	C	C	C
B	B	B	B
A	A	A	A
A	A	A	A

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions  
England & Wales EU Directive 2002/91/EC