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**Day Morris Estate Agents**  
2 Fleet Road, Hampstead, London, NW3 2QS  
**Tel:** 020 7482 4282  
**Email:** sales@daymorris.co.uk  
**www.daymorris.co.uk**



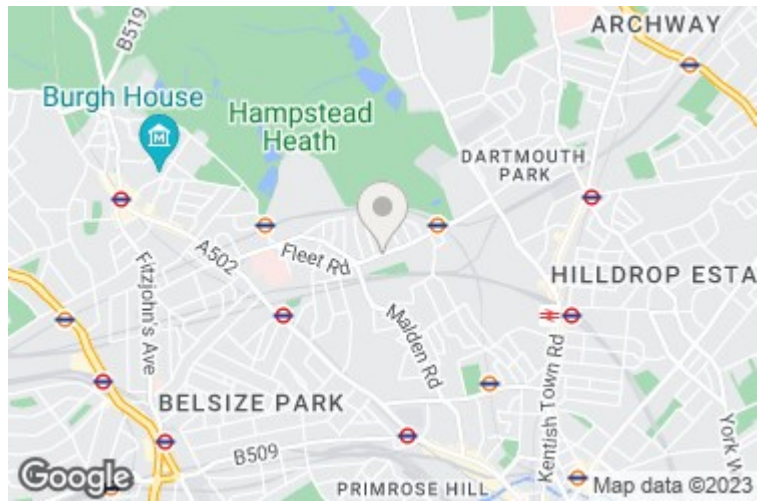
## **Mansfield Road, Hampstead, NW3 2HT**

**£699,999**

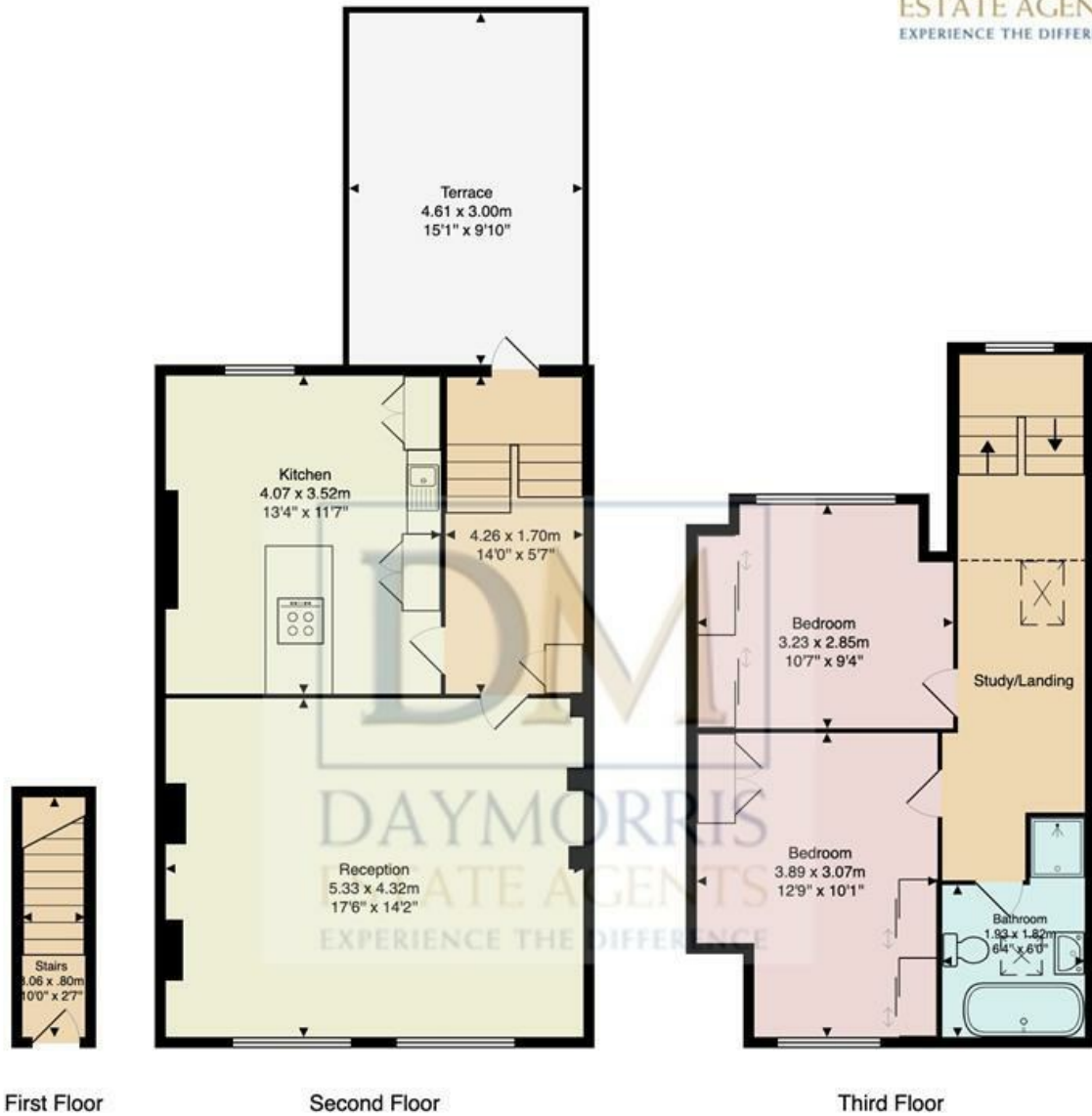
A gorgeous two double bedroom apartment, arranged over the top two floors of this period conversion. The flat is beautifully light and well presented throughout, with a lovely private terrace at the rear, offering leafy rooftop views towards All Hallows Church. Hampstead Heath is within easy walking distance, along with the excellent shopping district of South End Green.

\* BRIGHT RECEPTION \* TWO BEDROOMS \* SEPARATE EAT-IN KITCHEN \* BATHROOM  
\* PRIVATE ROOF TERRACE \* EPC E \* COUNCIL TAX BAND E \* RESIDENTS PERMIT PARKING





# Mansfield Road, NW3



Approx. Gross Internal Area: 82.7 m<sup>2</sup> ... 891 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>			
(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			
		53	79
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	