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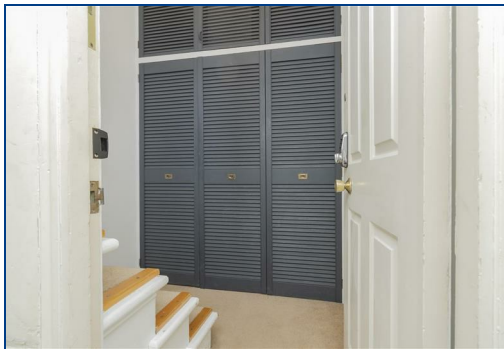
Day Morris Estate Agents

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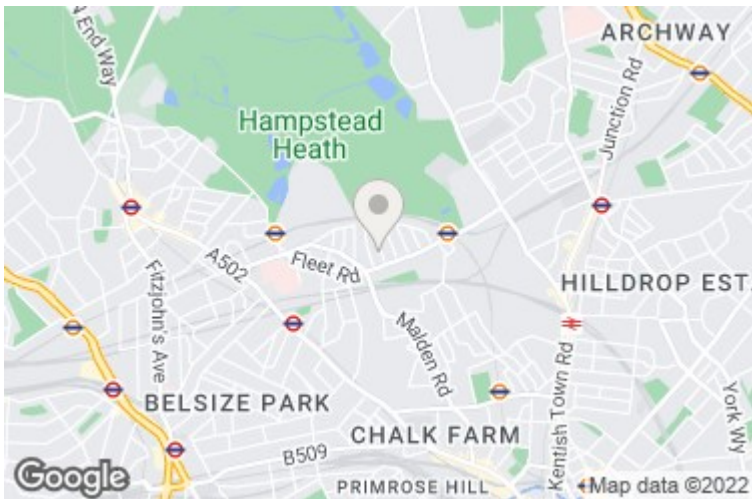
Shirlock Road, Hampstead, NW3 2HR

£850,000

A large two double bedroom maisonette occupying the top floors of a Victorian conversion, just a short walk from Hampstead Heath. At just over 1000 square feet this a particularly spacious flat, offering the new owner the chance to create a lovely home on a favoured residential street. There is access to a private west facing roof terrace, and South End Green, with all the many shopping and dining facilities is nearby, along with excellent transport links at Gospel Oak and Belsize Park stations, plus the 24 and 46 bus routes into the City and West End.

TWO DOUBLE BEDROOMS * LARGE RECEPTION * SEPARATE KITCHEN * BATHROOM * UTILITY ROOM/GUEST WC * PRIVATE WEST FACING ROOF TERRACE * CLOSE TO HAMPSTEAD HEATH * RESIDENTS PERMIT PARKING * EPC D COUNCIL TAX BAND E * LONG LEASEHOLD

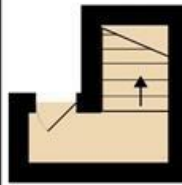




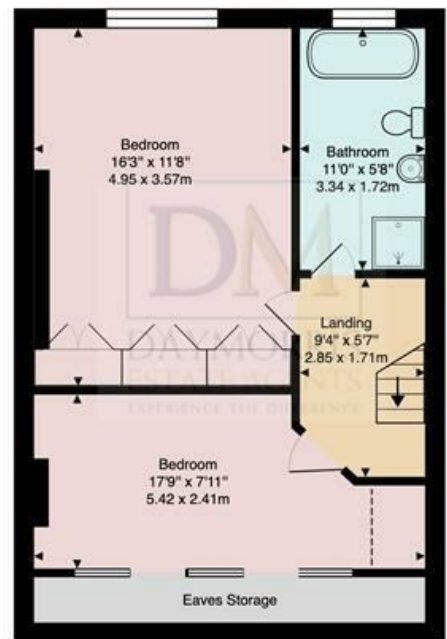
Shirlock Road, NW3



Second Floor



First Floor



Third Floor

Approx. Gross Internal Area: 1016 ft² ... 94.4 m²

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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 63 | 78 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 61 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |