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## **Rona Road, Hampstead, NW3 2JA**

**Offers In Excess Of £750,000**

A beautifully renovated two bedroom flat, on the upper floors of a converted Victorian property. Every room is very tastefully presented, and there is a lovely feeling of light and space throughout. To the rear there is both a large roof terrace from the hallway, and an additional balcony from the top floor bedroom, both providing wonderful far reaching rooftop views. Rona Road is a quiet residential street, just a short walk from Hampstead Heath, Parliament Hill Lido and Gospel Oak (Overground) station.



# Rona Road NW3



Approx. Gross Internal Area: 816 ft<sup>2</sup> ... 75.8 m<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. (c) Peninsula Surveys Ltd

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			
<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	