



Shirlock Road, , London, NW3 2HR

£875,000

An attractive two bedroom maisonette, uniquely arranged and offering a lovely bright feeling throughout. The property features a good sized reception room, providing an inviting space for relaxation and entertaining, which opens out to the idyllic south west facing rear garden, perfect for enjoying sunny afternoons and al fresco dining. Additionally, the garden studio offers a versatile space that can be used as a home office, art studio, or a quiet retreat for reading and reflection. Situated close to the beautiful Hampstead Heath, residents can enjoy the lush greenery and scenic views that this iconic park has to offer. The area is well-connected, providing easy access to local amenities, shops, and transport links at both South End Green and Belsize Park.

- TWO BEDROOMS
- BATHROOM
- GARDEN STUDIO
- LEASEHOLD 93 YEARS UNEXPIRED / ANNUAL SERVICE CHARGE £1000 APPROX.
- RECEPTION
- CELLAR
- EPC D
- SEPARATE KITCHEN
- PRIVATE SOUTH WEST FACING GARDEN
- COUNCIL TAX BAND C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Best energy efficient - lower energy costs	Worst	Best environmentally friendly - lower CO ₂ emissions	Worst
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	E
F	B	F	F
G	A	G	G

Not energy efficient - higher energy costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC