



## South Hill Park | London | NW3

£4,250 Per month |



**ADN**  
RESIDENTIAL

A beautifully presented and bright apartment, ideally positioned moments from the tranquil ponds of Hampstead Heath. The property boasts a well-proportioned double bedroom with fitted wardrobes, a spacious reception room featuring stylish wood flooring, and stunning views overlooking the Heath's ponds.

This impressive home is further complemented by a modern bathroom and a fully fitted kitchen, complete with integrated appliances, air conditioning, and elegant granite work surfaces.

The property is conveniently located approximately 0.9 miles from Belsize Park Underground Station (Northern Line) and just 0.3 miles from Hampstead Heath Overground Station, offering excellent transport links.

Council Tax: Camden – Band E

Security Deposit: £4.903

Holding Deposit: £980.76

Deposits shown are based on an Assured Periodic Tenancy Agreement.

- One Bedroom
- Kitchen
- Air Conditioning
- Wooden Flooring
- Reception Room
- Bathroom
- Outstanding Views
- Permit Parking

Council Tax Band: E

EPC: C





# South Hill Park, Hampstead, NW3



Third Floor

Second Floor

Approx Gross Internal Area 566 Sq Ft - 52.58 Sq M

Approx Floor Area Including Restricted Heights 731 Sq Ft - 67.91 Sq M

(Excluding Void)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.51377



| 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 |   |         |           |
| England & Wales                             |   | 70      | 80        |
| EU Directive 2002/91/EC                     |   |         |           |

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