



South Hill Park | London | NW3

£1,823 Per Week |

3 2 1 C

ADN
RESIDENTIAL

Located just moments from the iconic Hampstead Heath, this beautifully presented 3-bedroom, 2-bathroom duplex flat offers an exceptional blend of space, natural light, and an enviable location. Positioned on the raised ground floor of a charming period building, the property enjoys an abundance of natural light throughout, with large windows framing stunning views over the famous Hampstead Lakes and bringing the outdoors in.

The raised ground floor offers expansive living space with a seamless flow between the open-plan living and dining areas, ideal for both entertaining and everyday living. A well-proportioned bedroom is also located on this level, offering flexibility for guests, home working, or family living.

Upstairs, there are two generously sized bedrooms, including a principal bedroom with en-suite bathroom, providing a peaceful and private retreat. The second bathroom is finished to a high standard, complementing the thoughtful layout of the home.

This exceptional duplex flat presents a rare opportunity to live in one of London's most desirable locations, combining space, light, and an outstanding outlook.

- 3 Bedrooms
- Kitchen
- Stunning Views
- Reception Room
- 2 Bathrooms
- High Ceilings

Council Tax Band: E
EPC: C







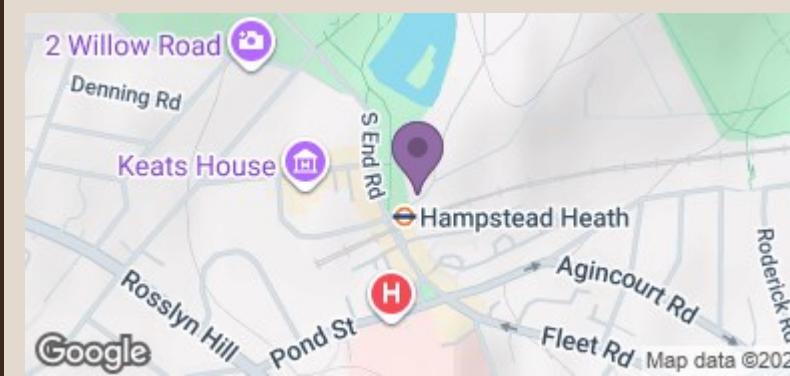
Approximate Gross Internal Area = 107.7 sqm / 1159.4 sqft

Raised Ground Floor

First Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer



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		71	81
EU Directive 2002/91/EC			