

HADLEIGH
RESIDENTIAL



PARLIAMENT HILL MANSIONS, NW5

£1,150,000 LEASEHOLD

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£1,150,000

THREE BEDROOM APARTMENT | 23' DOUBLE RECEPTION ROOM | LARGE BALCONY WITH STUNNING VIEWS OVER HAMPSTEAD HEATH | KITCHEN BREAKFAST ROOM | BATHROOM | SHOWER ROOM | KITCHENETTE/UTILITY ROOM | FRONT BALCONY | CIRCA 1120 SQ_Ft | RESIDENTS TENNIS COURT | IDEAL LOCATION

DESCRIPTION

A bright and spacious three bedroom apartment set on the top floor (4th) of this attractive Victorian mansion block which abuts and overlooks the lower slopes of Hampstead Heath. Internally the apartment provides approximately 1120 sq feet and boasts an impressive 23' double reception room with original French windows opening onto a delightful West facing balcony with stunning Heath views. Offered in good decorative condition throughout and providing a fully fitted kitchen/breakfast room, second balcony off the master bedroom, two bathrooms and a further kitchenette/utility room. There is also use of a private tennis court and residents path that leads directly onto Hampstead Heath. Ideally located for the many local schools and with easy reach of the overground station at Gospel Oak and for the excellent C11, 214 & 88 Bus routes on Highgate Road.

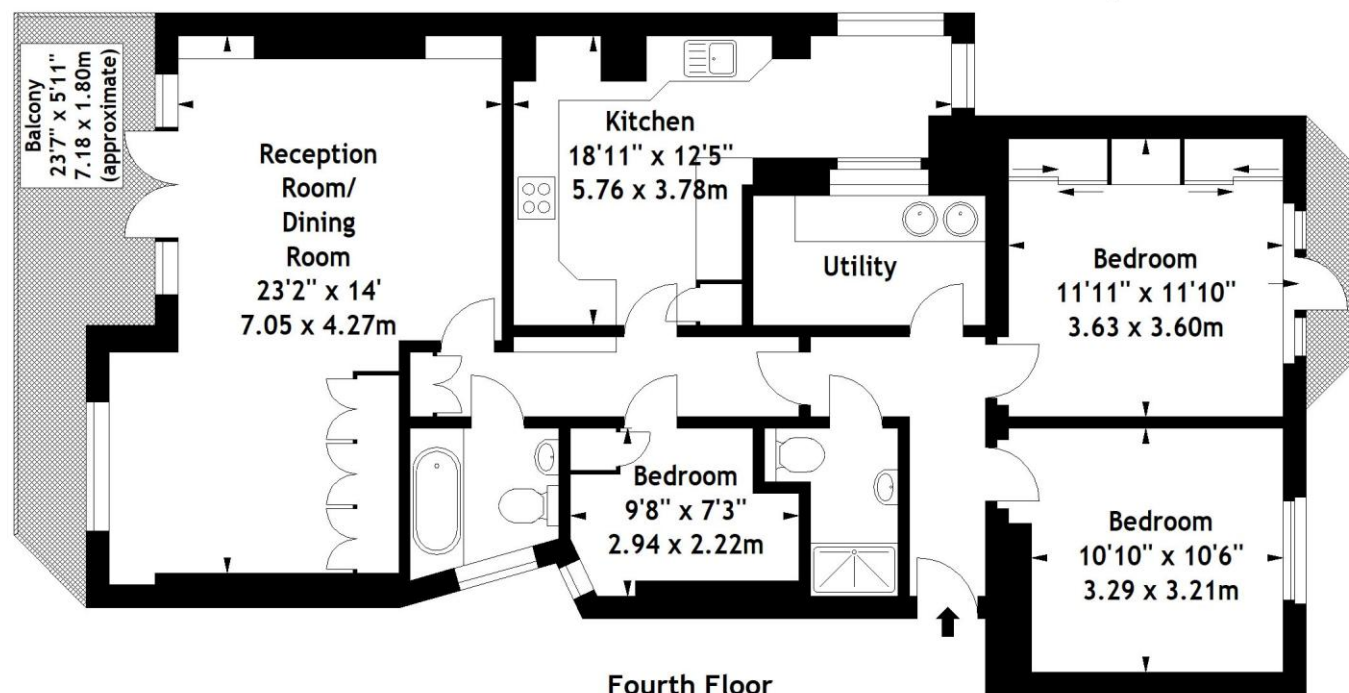


INTERNAL AREA:
1120 SQ FT / 104.1 SQ M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 C
39-54	E		
21-38	F		
1-20	G		

Parliament Hill Mansions,
Lissenden Gardens, NW5
Approx. Gross Internal Area *
1120 Ft² - 104.05 M²



Fourth Floor

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

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Tel 0094 115 345958

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