



**TANZA ROAD
HAMPSTEAD NW3**

£950,000

JOINT AGENT

Set within a tranquil enclave overlooking Parliament Hill Fields is this modern and bright second floor apartment forming part of a Victorian converted house in a sought after road backing on to Hampstead Heath.

The property has the use of an unofficial balcony off the reception room which enjoys uninterrupted leafy views.

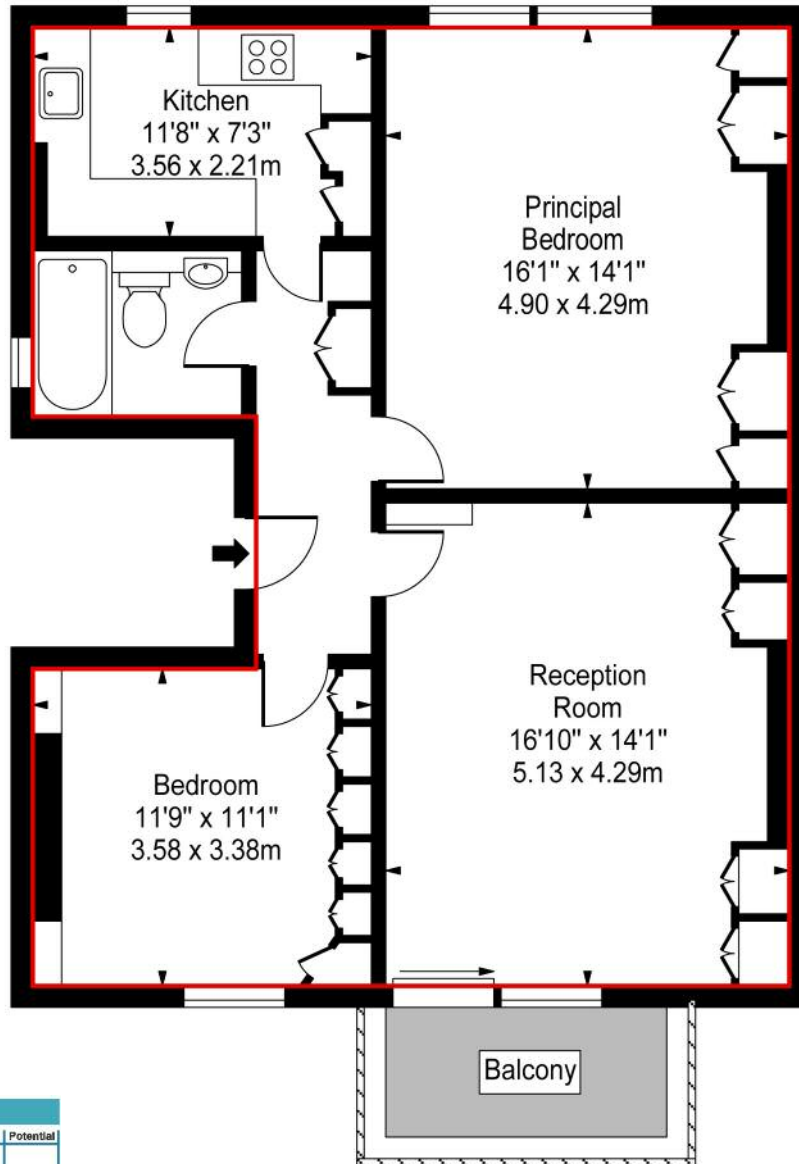
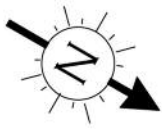
The flat is ideally located for the local shops, cafes, and restaurants that South End Green has to offer along with Hampstead Heath overground station just moments away.

2 Bedrooms – Bathroom – Sitting Room – Kitchen – Unofficial Balcony – Views Overlooking Hampstead Heath – Residents Parking Zone

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Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Approximate Square Footage Within Red Line 818 Sq Ft - 75.99 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.26848

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

