



**SHIRLOCK ROAD**  
**HAMPSTEAD, NW3**



An elegant Victorian terraced home that has been thoughtfully extended and provides exceptional living space over the ground floor. The house extends to approximately 2,624 square feet (243.8 sq. m.) and is located on a popular road in South End Green.

The accommodation is predominantly arranged over three floors, and on the ground floor there is a beautiful double length sitting room with high ceilings and intricate period details, that opens on to the kitchen/ dining room and garden beyond.

On the first floor there are three bedrooms and a family bathroom, on the second floor there are two further bedrooms and family bathroom, whilst to the third floor there is a spacious bedroom.

Shirlock Road is conveniently situated for the Heath (397 ft), Hampstead Heath Overground station (0.6 Miles) and Belsize Park Underground (0.7 miles). The extensive range of shops and cafés in South End Green are less than a 0.5-mile walk and Hampstead Village is 0.9 miles.

**GUIDE PRICE £2,600,000**

**SOLE SELLING AGENT**

**FREEHOLD**



## **ACCOMMODATION & AMENITIES**

**DOUBLE LENGTH SITTING ROOM. KITCHEN/ DINING ROM. GUEST W.C. SIX BEDROOMS. TWO BATHROOMS. REAR GARDEN EXTENDING TO APPROXIMATELY 35FT. RESIDENTS PARKING CA-B.**







# Shirlock Road, NW3

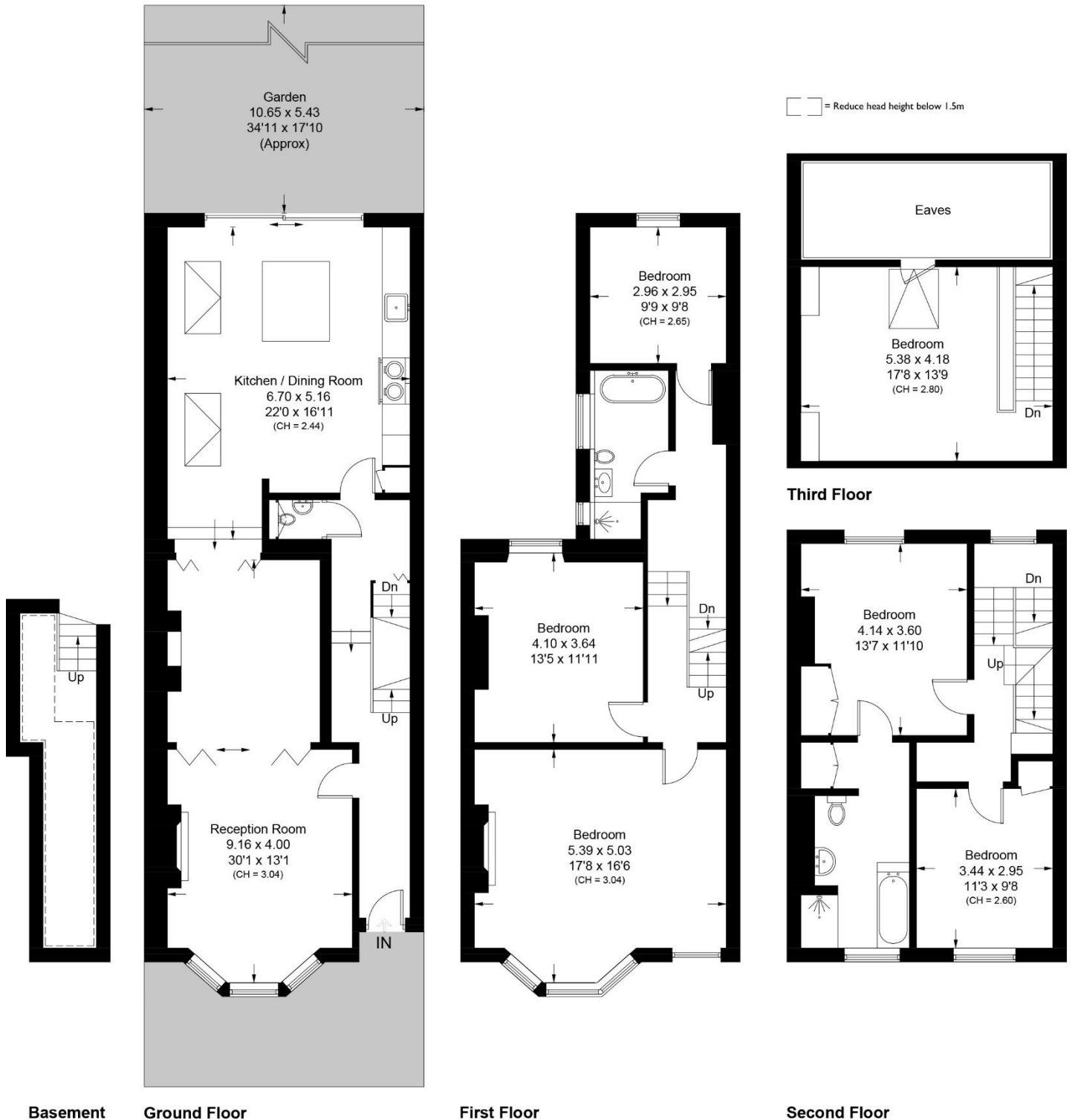
Approximate Area = 222.5 sq m / 2395 sq ft

Basement = 9.6 sq m / 103 sq ft

(Including Limited Use Area)

Eaves = 11.7 sq m / 126 sq ft

Total = 243.8 sq m / 2624 sq ft



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







