



, NW3 2NP

£2,100,000



35 Roderick Road



Description

Offered for sale for the first time in over 60 years, a 4/5 bedroom Victorian mid terraced house, situated in a prime, leafy residential side-turning, within a short walk of South End Green and moments from the entrance to Hampstead Heath.

Arranged over three principal floors and attic space, the property offers approximately 2174 square feet of accommodation, in need of general modernisation and updating, and affording the opportunity to create an exceptional family home with scope to extend into the side return (subject to necessary consents).

To the rear is a mature garden, with paved patio and separate lawn area.

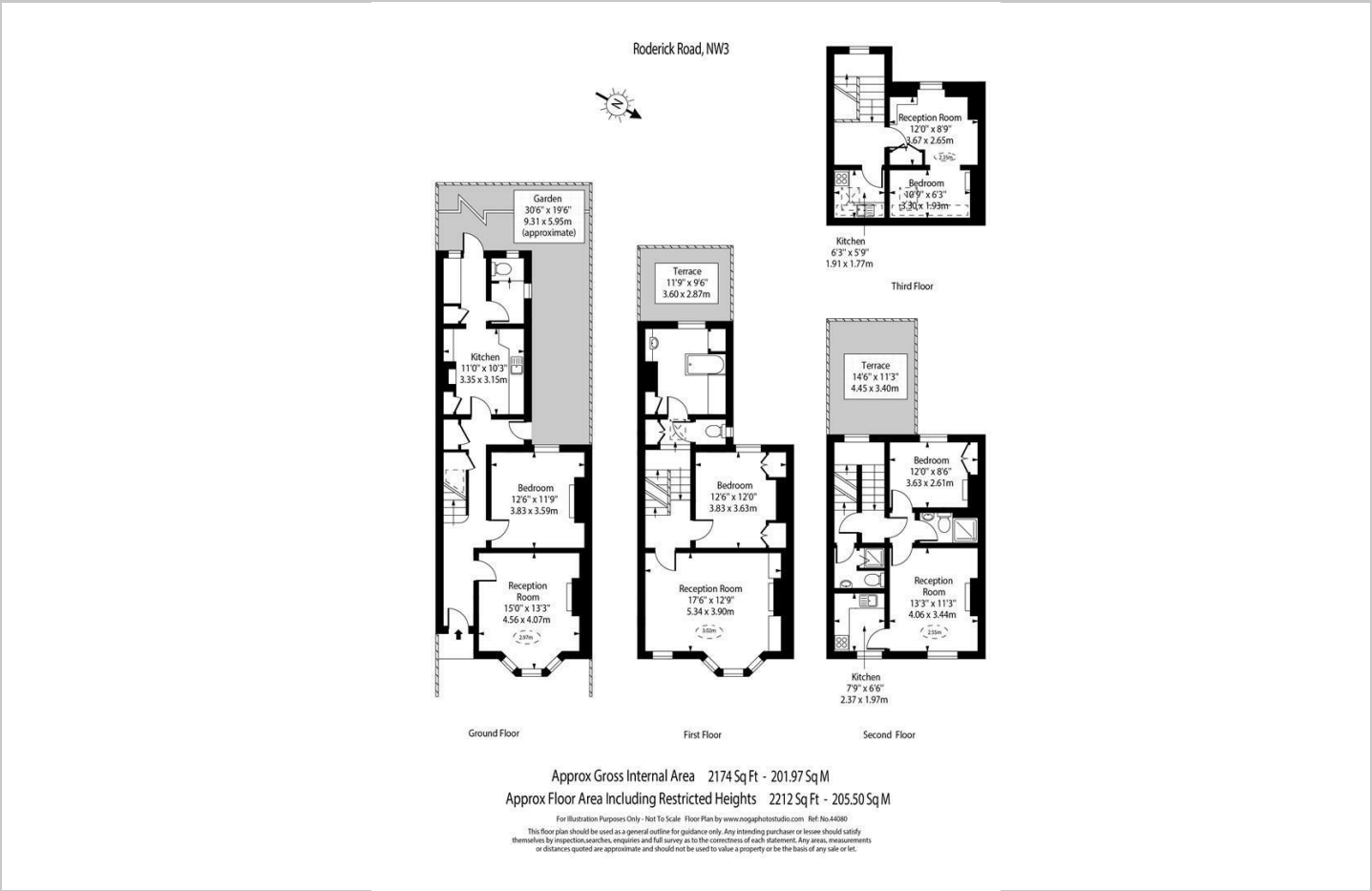
Roderick Road is located within easy reach of the shops and cafés in South End Green and only 2 minutes' walk from the entrance to Hampstead Heath, as well as the wide range of amenities at nearby Belsize Park and Hampstead High Street. Belsize Park (Northern Line Zone 2) Underground Station is only a 12 minute walk and Hampstead Heath Overground Station approximately 10 minutes', providing excellent transport links to the City and West End.

- Four Storey Terraced House
- 3 Reception Rooms
- Scope To Extend (STPP)
- 4/5 Bedrooms
- In Need Of Modernisation
- Moments From Hampstead Heath

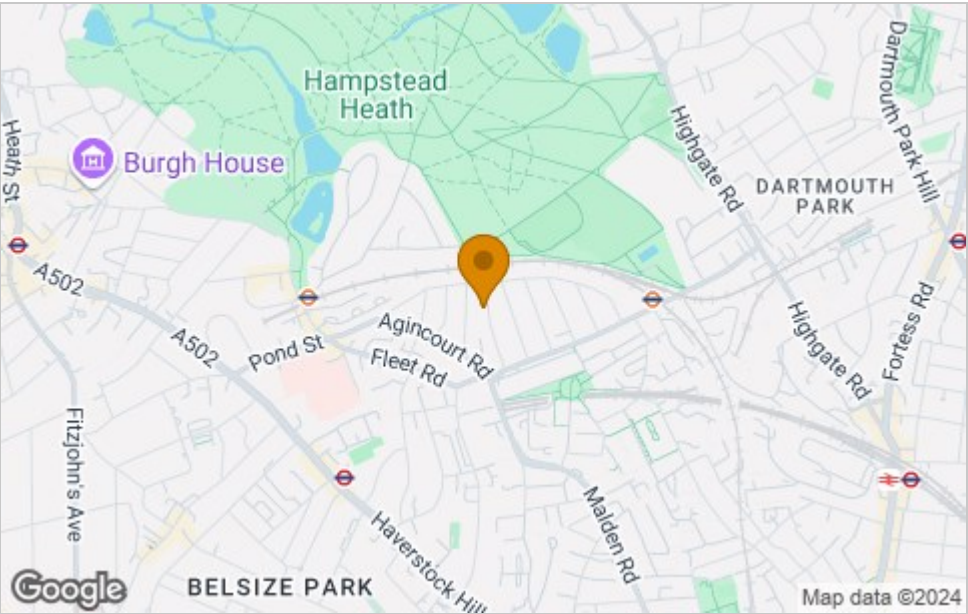




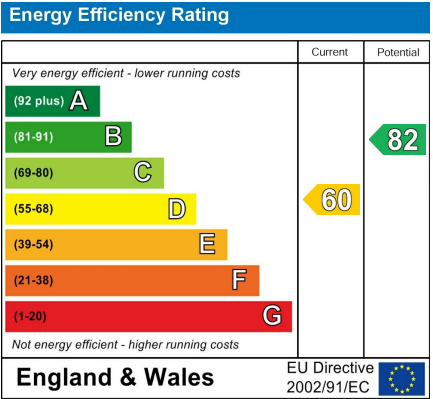
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hampstead Sales Office on 020 7431 1881 if you wish to arrange a viewing appointment for this property or require further information.

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