



Hampstead Heath, London, NW3 2JP

Price Guide £2,400,000



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50 Savernake Road



Description

A semi-detached Victorian house, situated in a prime, leafy residential turning, within easy reach of South End Green and moments from the entrance to Hampstead Heath.

Arranged over three principal floors the property offers approximately 2400 square feet of accommodation with a 52' rear garden accessed from both the ground and first floors. Currently arranged as two flats - a 2 bedroom self-contained flat on the ground floor, and a 2 bedroom, 2 reception split-level maisonette on the upper two floors - the property affords the opportunity to create an exceptional family home with scope also to extend to the rear and into the side return (subject to necessary consents).

Savernake Road is located within easy reach of the shops and cafés in South End Green as well as the wide range of amenities at nearby Belsize Park and Hampstead High Street, with the property itself located only 150m from the footbridge to the southern entrance to Hampstead Heath and Parliament Hill Fields Lido. Belsize Park (Northern Line Zone 2) Underground Station is only a 15 minute walk and Gospel Oak Overground Station approximately only 7 minutes', providing excellent transport links to the City and West End.

- 3 STOREY VICTORIAN HOUSE
- CURRENTLY ARRANGED AS 2 FLATS
- 3 RECEPTION ROOMS
- CELLAR STORAGE
- 150 METRES FROM THE ENTRANCE TO HAMPSTEAD HEATH
- DEVELOPMENT OPPORTUNITY
- 4 BEDROOMS
- APPROX 52' REAR GARDEN
- SCOPE TO DEVELOP AND EXTEND (SUBJECT TO NECESSARY CONSENTS)
- NO ONWARD CHAIN





Savernake Road, NW3 2JP

Architectural floor plan showing the layout of a four-story residential building. The plan includes the following rooms and dimensions:

- Lower Ground Floor:** Garden (12' x 20'10", 3.66 x 6.30m approx), Reception/ Dining Room (18' x 12'4", 5.49 x 3.79m), Kitchen (11'9" x 12'2", 3.61 x 3.73m), Bedroom (12'7" x 9', 3.84 x 2.74m), Reception Room (10'5" x 14'4", 3.18 x 4.40m), and a small room (10'2" x 7'1", 3.10 x 2.16m).
- Ground Floor:** Reception Room (10'5" x 14'4", 3.18 x 4.40m), Reception Room (10'5" x 14'4", 3.18 x 4.40m), and a small room (10'2" x 7'1", 3.10 x 2.16m).
- First Floor:** Reception Room (10'5" x 14'4", 3.18 x 4.40m), Reception Room (10'5" x 14'4", 3.18 x 4.40m), and a small room (10'2" x 7'1", 3.10 x 2.16m).
- Second Floor:** Reception Room (10'5" x 14'4", 3.18 x 4.40m), Reception Room (10'5" x 14'4", 3.18 x 4.40m), and a small room (10'2" x 7'1", 3.10 x 2.16m).

Approx Gross Internal Area 2406 Sq Ft - 223.52 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref No 52194

This floor plan is provided for general information only. It is not intended to be used as a basis for construction or for any other purpose. It is not intended to be used as a basis for construction or for any other purpose. It is not intended to be used as a basis for construction or for any other purpose.

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

England & Wales

EU Directive
2002/91/EC

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