# Salter Rex ...



Hampstead Heath, London, NW3 2RD Asking Price £499,000









# 59 South End Close





## Description

A delightful two bedroom, top (fourth) floor flat in a popular purpose built ex local authority block, moments from Hampstead Heath and with far reaching views across London.

The accommodation comprises reception, separate kitchen, two double bedrooms and contemporary bathroom. The property benefits from ample storage space and off street parking (by separate negotiation), and is within easy reach of the shops and cafés in South End Green and Hampstead Heath station, as well as the wide range of amenities at nearby Hampstead High Street, with Belsize Park (Northern Line) tube station providing links to the City and West End.

Lease: Approx 100 years remaining Service Charge: Approx. £1,717 pa Ground Rent: £10 pa Council Tax Band: C

- TOP FLOOR FLAT (4TH)
- CLOSE TO AMENITIES
- NO ONWARD CHAIN
- 2 BEDROOMS
- MOMENTS FROM HAMPSTEAD HEATH







#### Floor Plan

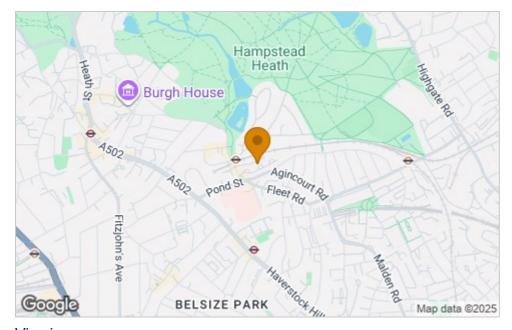


Approx Gross Internal Area 561 Sq Ft - 52.18 Sq M

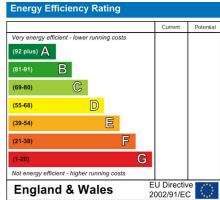
Approx Floor Area Including Restricted Heights 596 Sq Ft - 55.44 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.21294
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 outled are accommant and should not be usef to value a property or be the basis of any sale or let.

#### 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.