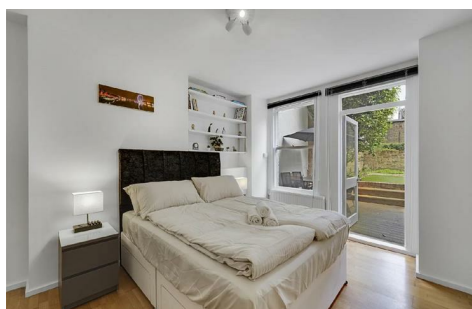
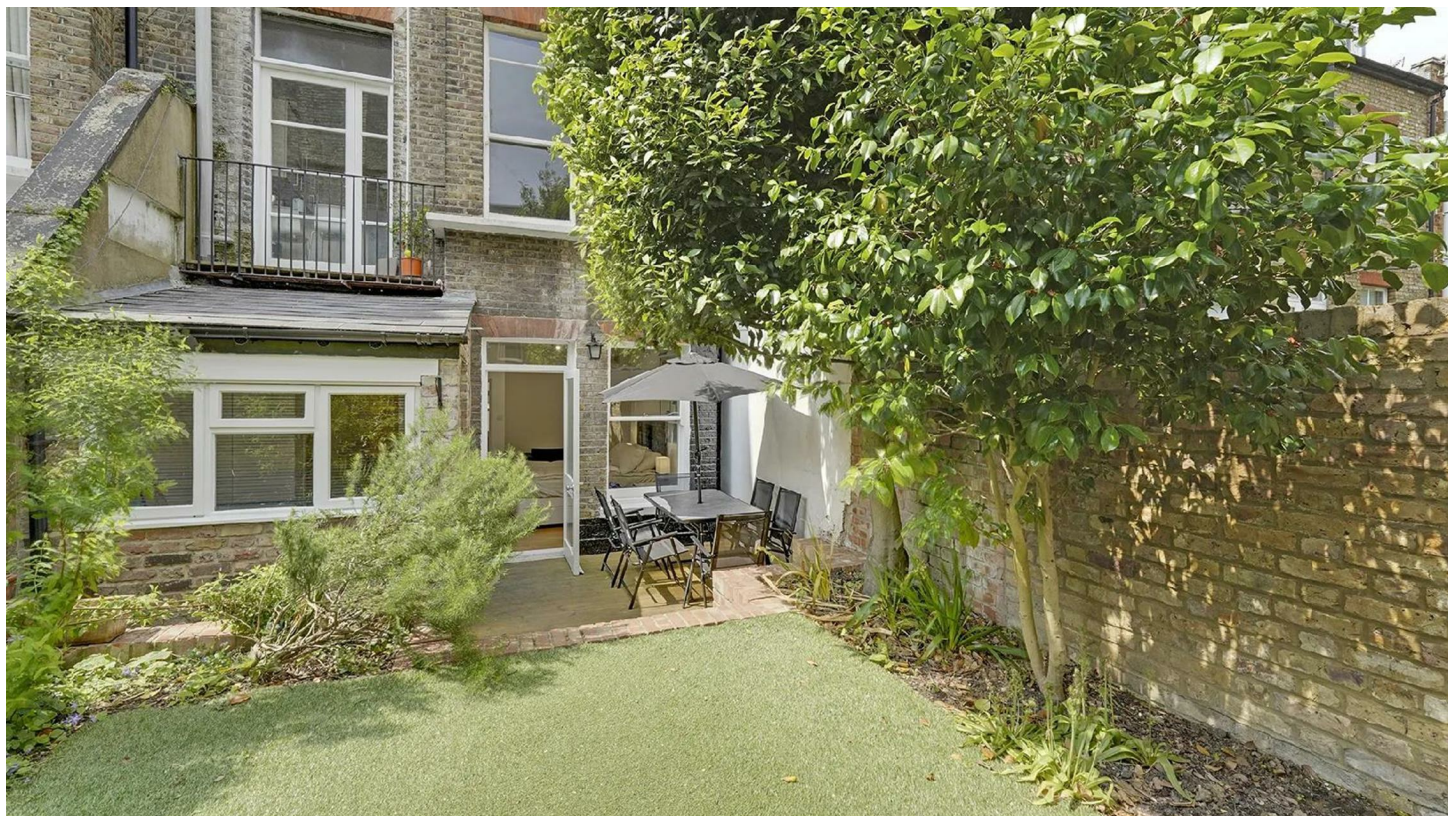


Willoughby Road, NW3 1SA

£775,000



Tucked away in the heart of Hampstead Village, this beautifully presented two bedroom garden flat, offers a rare blend of period charm and village living, moments from Hampstead High Street's cafés and boutiques, and the open green spaces of Hampstead Heath.

Set on the lower ground floor with its own private entrance, the apartment measures 766 sq ft (71 sq m) and is well maintained throughout, retaining a warm, characterful feel with wooden flooring running through the principal rooms.

The reception is generous and filled with natural light, with a separate dining area alongside. A well equipped open plan kitchen sits off to the side. The accommodation is completed by a family bathroom and a separate WC.

A rare find in this part of Hampstead, the private rear garden is a genuine highlight, offering a peaceful retreat for morning coffee and outdoor living.

Residents have easy access to Hampstead station (Northern Line), providing links into the West End and City.

The location is also highly sought after by families, with a number of top-rated independent schools close by, including University College School and South Hampstead High School.

A wonderful opportunity to secure a stylish, low-maintenance home with outdoor space in one of London's most sought-after neighbourhoods.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



GROSS INTERNAL FLOOR AREA

766 SQ FT / 71 SQ M

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		