



## South Square, London

PARQUET FLOORED RECEPTION AND HALLWAY ROOM | EAT IN KITCHEN & SEP UTILITY | 2/3 Bedrooms | 2/1 Receptions | Communal Gardens

Asking Price: £850,000 (Guide Price)

**Edward Hurn**  
Residential

# South Square, London NW11

## DESCRIPTION

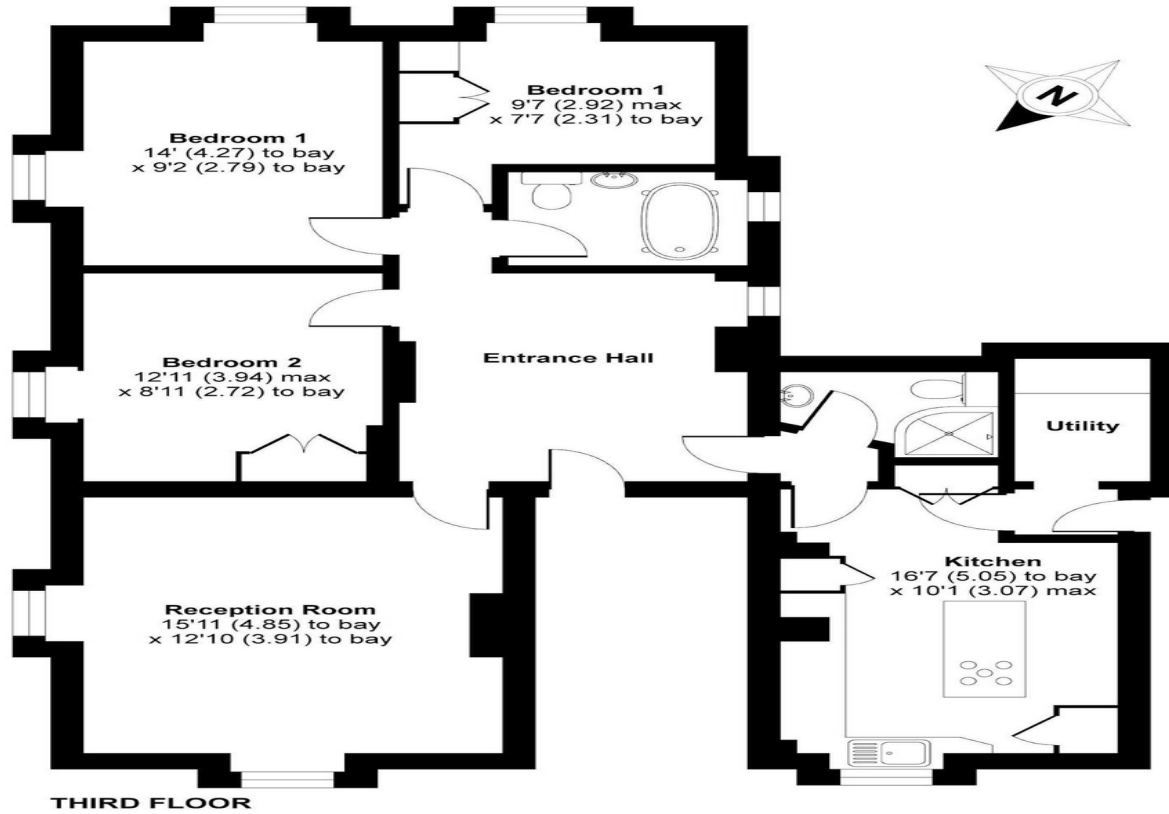
Step into luxury living with this newly redecorated, elegant 2-bedroom, 2-reception 2-bathroom apartment (currently arranged as a 3 bedroom apartment) nestled on the 2nd floor of a breathtaking period building. Situated in the highly desirable Hampstead Garden Suburb, just moments away from the lush greenery of Heath Extension, as well as the vibrant amenities of Hampstead and Golders Green. Boasting a fusion of classic charm and contemporary comfort, this residence welcomes you with a delightful entrance hall, leading you to discover its spacious interior. The heart of the home lies in its stylish eat-in kitchen, perfect for culinary adventures and social gatherings alike. Adjacent, a separate utility room offers convenience and functionality for everyday living. Enjoy the timeless allure of parquet flooring underfoot as you explore the generously proportioned bedrooms and sleek bathrooms, offering a serene retreat after a long day. Outside, immerse yourself in the tranquility of the beautiful communal garden, providing a peaceful oasis amidst the bustling city life. Experience the epitome of refined living in this sought-after locale, where every detail has been thoughtfully curated for the discerning resident. Don't miss your chance to make this exquisite property your own.





# South Square, London, NW11

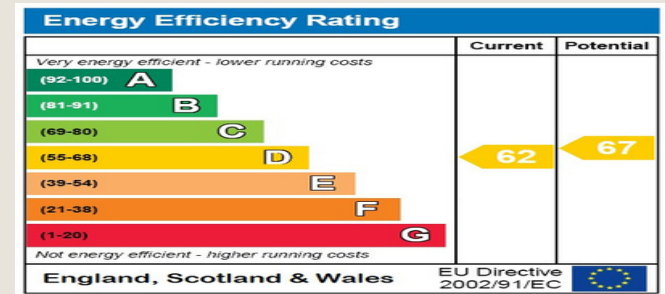
APPROX. GROSS INTERNAL FLOOR AREA 1053 SQ FT 97.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



07974 577602



101-135 Kings Road. Brentwood. CM14 4DR



esr@edwardhurn.co.uk



**OPENING HOURS**

None