



Rosslyn Hill, Hampstead, London NW3 .| £1,850,000

- A Unique 65 ft tiered landscaped garden.
- Fantastic Double Reception Area for Entertaining
- Hampstead station is walking distance
- Located in the heart of Hampstead Village

- A Separate Utility Room
- Share of Freehold

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Located on Rosslyn Hill in the heart of Hampstead Village is this fully modernised, lateral, three bedroom apartment which benefits direct access to a beautifully designed 65ft private landscaped garden and found within this charming period residence.

This outstanding home is approached via its own entrance, this excellent apartment offers flexible and well-proportioned living space featuring an exceptional double reception room with direct access to the private garden. The apartment, which is beautifully presented, comprises a generous principal bedroom with an ensuite bathroom, two further bedrooms, an additional bathroom and a separate guest WC. This apartment also benefits from a separate utility room.

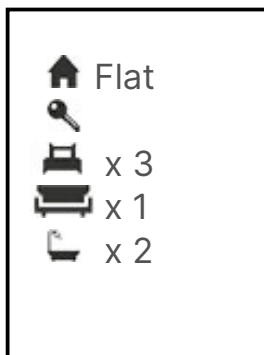
Planning was consented but has lapsed for a rear and basement extension to create a sensational five bedroom family home which would extend to around 2,400 sq ft. Rosslyn Hill is conveniently located for the numerous fashionable cafes, restaurants and boutiques of Hampstead Village as well as the green open spaces of the Heath.

This property has excellent transport links located within walking distance - Hampstead (Northern line), (6 minutes, GoogleMaps), Belsize Park (Northern line) (9 minutes Google Maps) and Hampstead Heath (Overground) (8 Minutes Google Maps) as well as excellent bus routes within easy walking distance



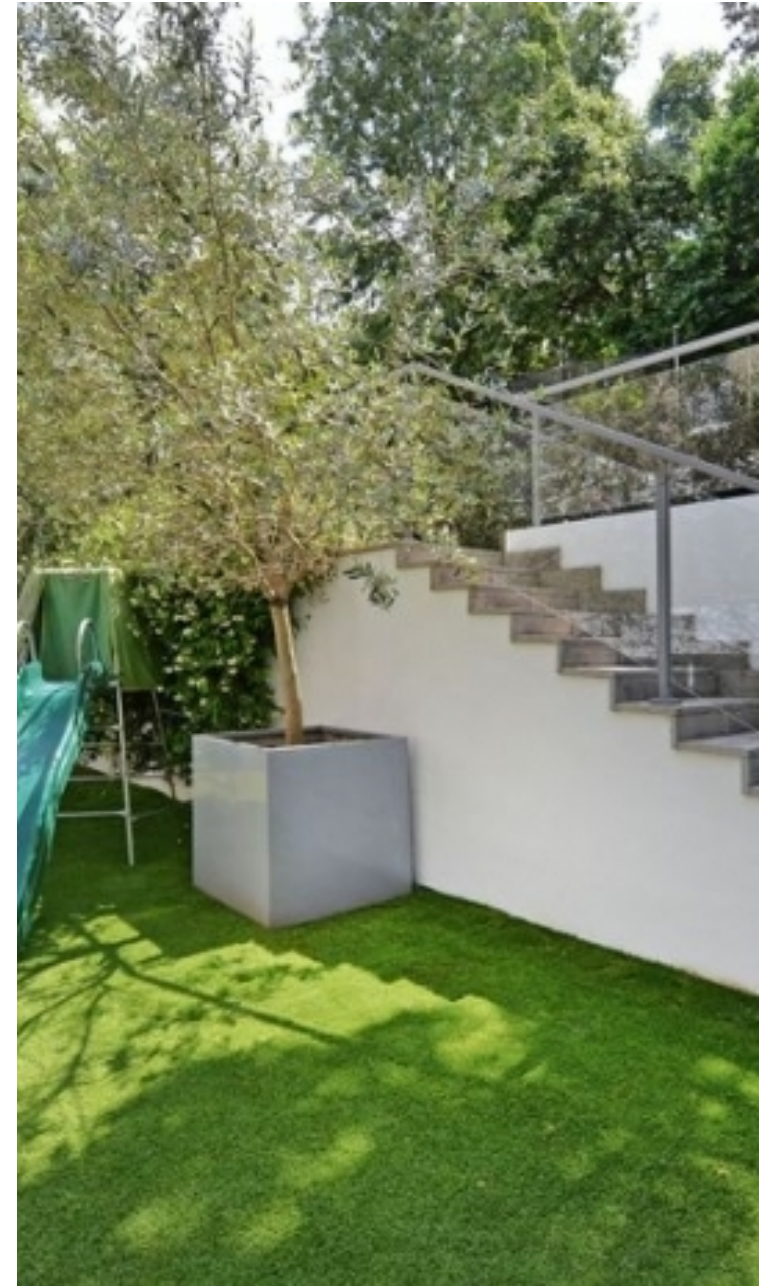
Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

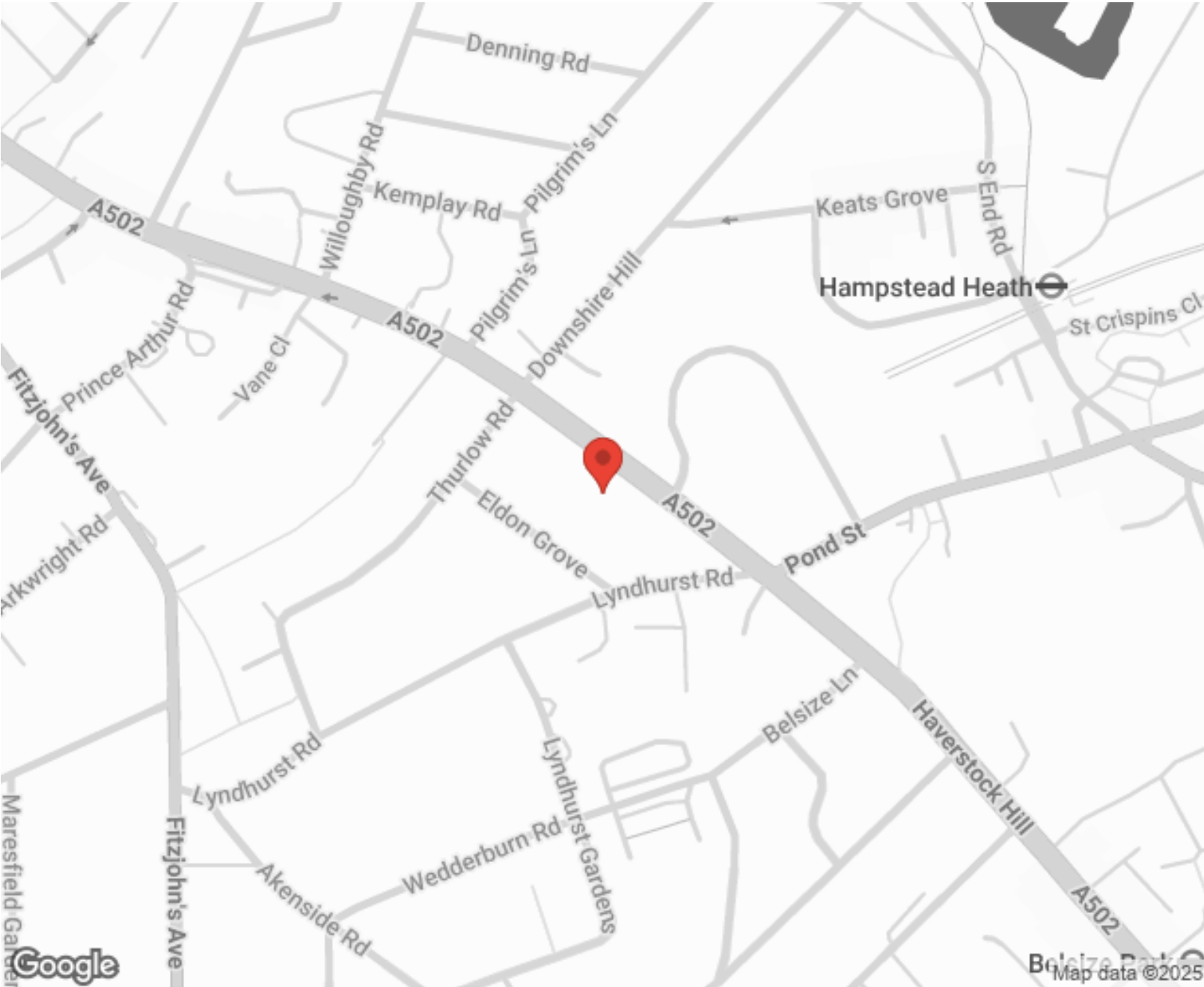
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**MORE INFO, PICTURES,  
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OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(82-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive		EU Directive	
England, Scotland & Wales		England, Scotland & Wales	

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# Rosslyn Hill, Hampstead NW3

Gross internal area (approx):

140.0 sq.m. (1507 sq.ft.)

For identification purposes only. Not to scale.

Proplan UK

