



## Rosslyn Hill | London | NW3

£1,038 Per Week |

 3  2  2  C

**ADN**  
RESIDENTIAL

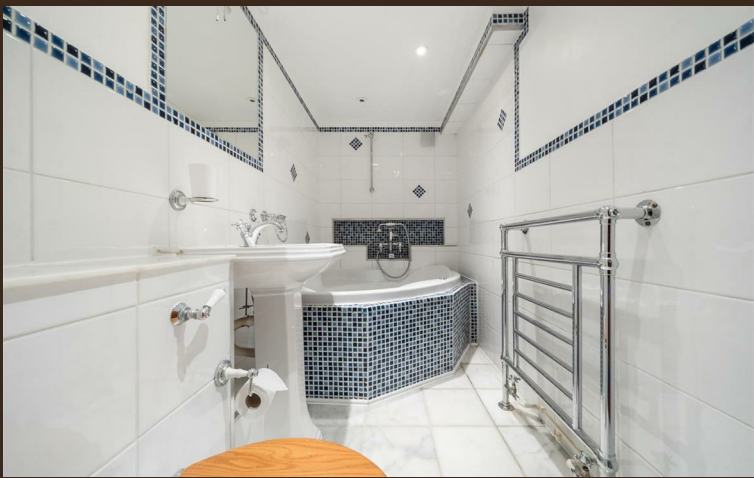
A charming three bedroom triplex property located in the centre of Hampstead Village boasting an abundance of period features. This outstanding property offers 1300 sq ft of well planned accommodation and comprises; spacious reception room, fully fitted separate kitchen, dining/study area leading onto a superb South facing roof terrace with bi-folding doors, three bedrooms, family bathroom and a shower room. Additional benefits include its own private entrance accessed via a front patio and wooden flooring. The Pines is ideally location 0.2m from Hampstead underground station (Northern Line) and the local amenities that the Village has to offer.

- Private Roof Terrace
- Reception Room
- Fully Fitted Kitchen
- Private Entrance
- 3 Bedrooms
- Dining Area
- 2 Bathrooms
- Wooden Flooring

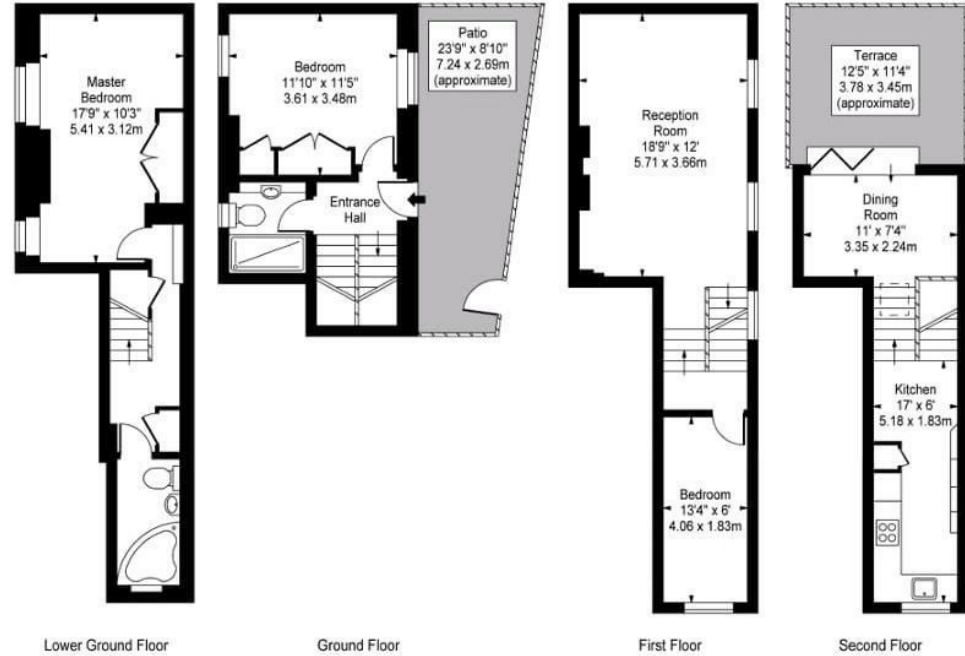
Council Tax Band: G  
EPC: C



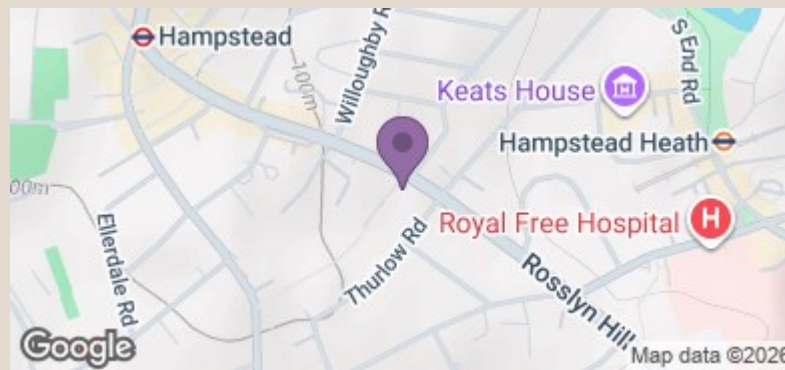




The Pines,  
Rosslyn Hill, NW3



Approx Gross Internal Area **1300 Sq Ft - 120.77 Sq M**  
For Illustration Purposes Only - Not To Scale



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		69	80
EU Directive 2002/91/EC			