



2 ROSSLYN HILL LONDON NW3 1PH

A recently redeveloped detached period building located on Rosslyn Hill in Hampstead.

Seven apartments and a coach house totalling 9,287 SqFt GIA.

Interior designed to a high specification including air conditioning, real wood flooring and limestone and granite kitchens and bathrooms.

ERV for the entire building is £408,200 equating to a 4% gross yield.

Freehold – Price on Application

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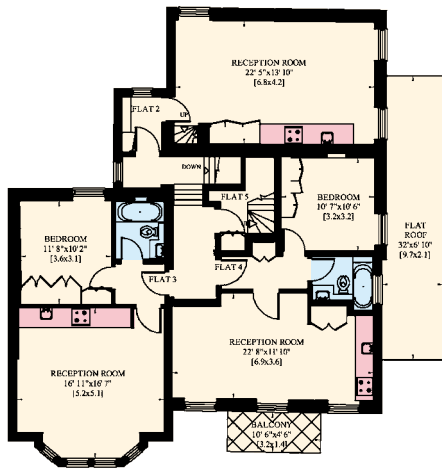
2 Rosslyn Hill is a recently completed redevelopment and refurbishment of a former Georgian hotel on the corner plot between Rosslyn Hill and Pond St. The property forms a detached Victorian building consisting of one four bedroom mews house and 7 apartments; 1 studio apartment with a galleried sleeping area, 2 one bedroom apartments, 2 two bedroom apartments and 2 three bedroom apartments. The building is secured behind electronic gates leading onto a communal courtyard with parking spaces for seven cars.

The apartments and house have all been interior designed to the highest specification featuring air conditioning in the reception areas and master bedrooms, real wood flooring and wardrobes, marble tiling in the kitchens and bathrooms and are fully wired for bespoke audio visual systems. Many of the apartments benefit from high ceilings and original features. The two ground floor apartments and the mews house benefit from gardens and terraces.

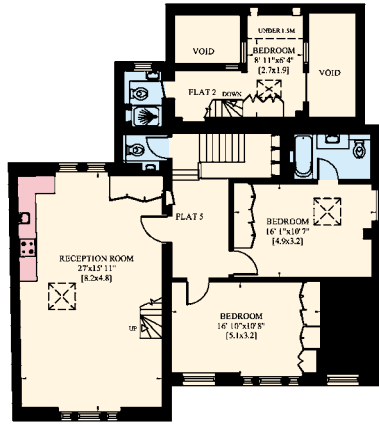
Rosslyn Hill is located within the borough of Camden close to Hampstead. The closest underground station is Belsize Park (Northern Line) just 0.3 miles away or a five minute walk.



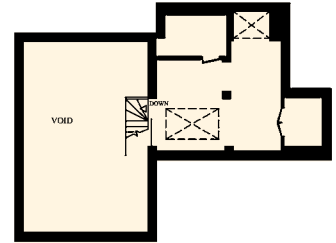
Unit No	Floor	Beds	Baths	SqFt	Outside Space	ERV PA
2a	Ground	3	3	1,253	Garden	52,000
2b	Ground	2	2	971	Garden	39,000
1	1st	3	3	1,938		78,000
2	2nd/Mezz	Studio	1	478		23,400
3	2nd	1	1	460		26,000
4	2nd	1	1	468		26,000
5	3rd	2	2	1,338		72,800
House	Ground/1st	4	2	1,741	Patio x 2	91,000
						8,647
						408,200



SECOND FLOOR



THIRD FLOOR



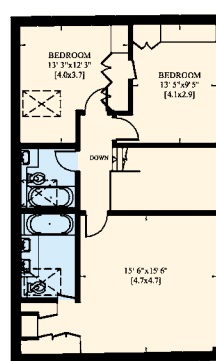
FOURTH FLOOR



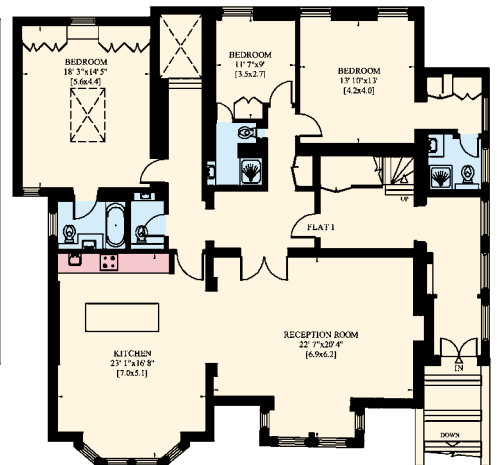
GROUND FLOOR



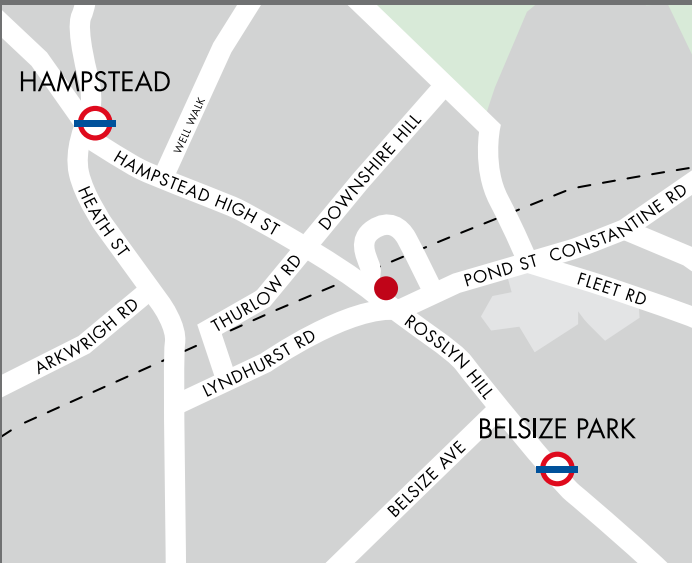
GROSS
INTERNAL AREA
863 SQ METRES
9,287 SQ FEET



2C FIRST FLOOR



FIRST FLOOR



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IMPORTANT NOTICE We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. 231531

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