



**PARSIFAL ROAD  
WEST HAMPSTEAD NW6  
GUIDE PRICE £4,000,000**

SOLE AGENT

A wonderful double-fronted family home offered with a garage and off street parking situated in this highly sought after residential street in West Hampstead.

The house offers 4727 sq ft of family orientated accommodation and has a superb 126ft south-east facing rear garden.

The house has been well maintained by the present owner but is now in need of some updating allowing an incoming purchaser to create their own vision.

Homes of this size and in this location are exceptionally rare to the market and early viewing is strongly recommended.

7 Bedrooms – 2 En Suite Shower Rooms – 2 Bathrooms –  
3 Separate WCs – 3 Reception Rooms – Study –  
Kitchen/Breakfast Room – Utility Room – 3 Storage Rooms –  
Wine Store – Roof Terrace – 126ft Garden – Integral Garage –  
Off Street Parking

020 7644 9300 NW6@B-R.CO.UK

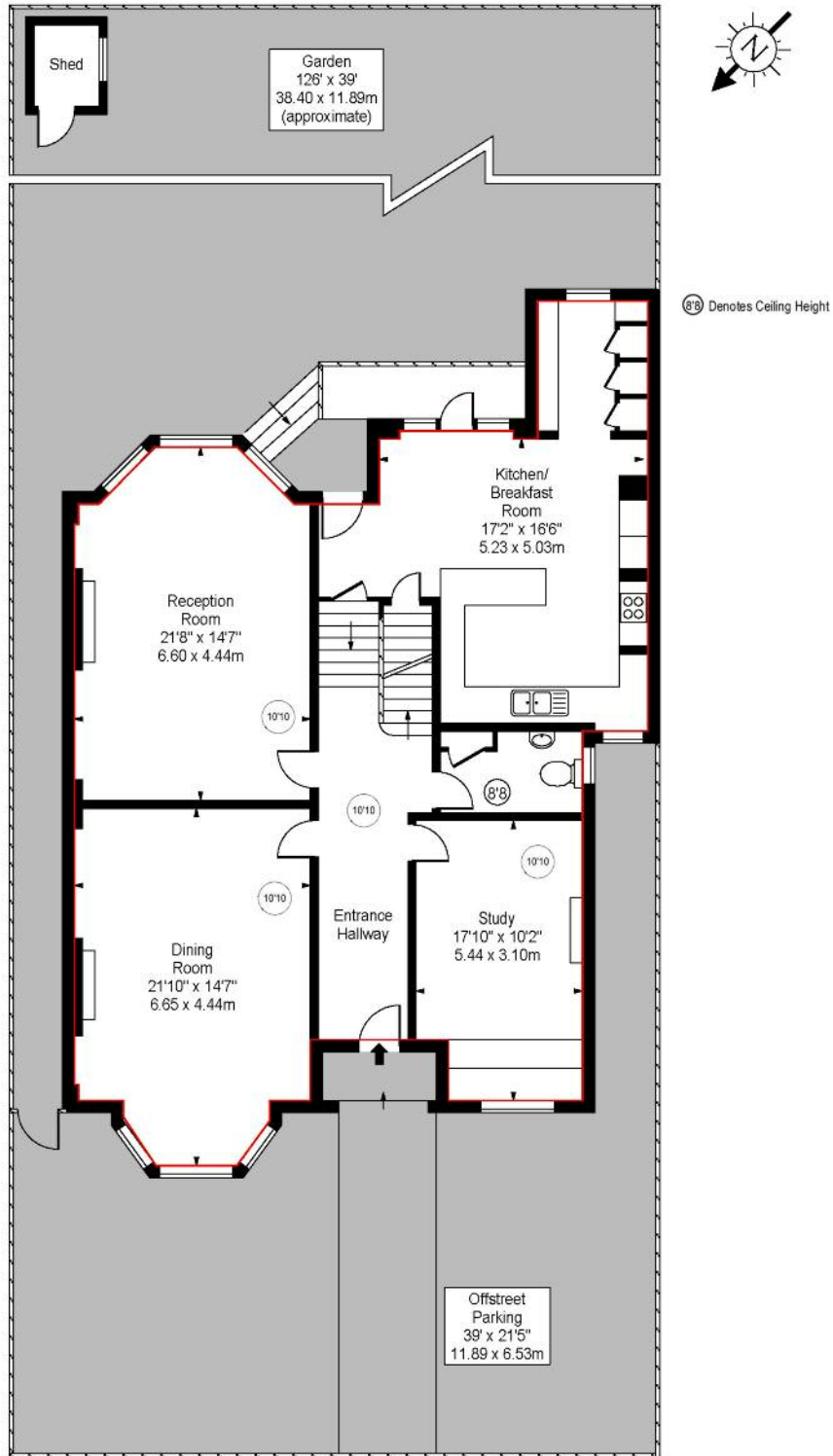
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### Parsifal Road, NW6



Raised Ground Floor

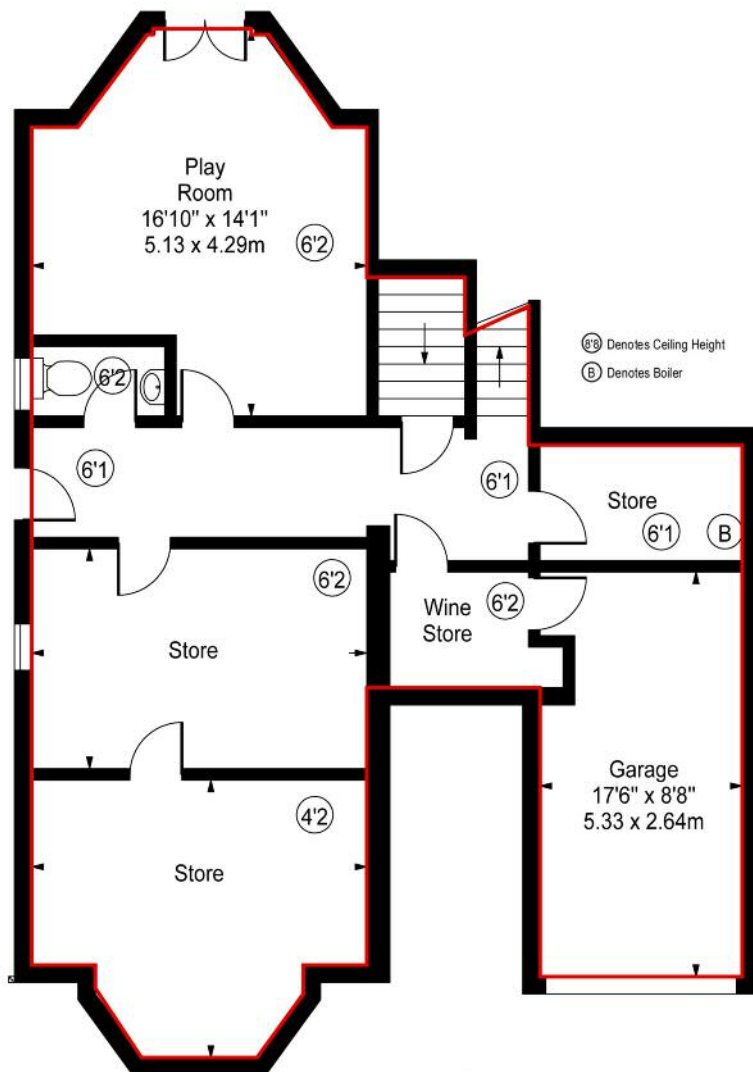
Approximate Square Footage Within Red Line **4727 Sq Ft - 439.15 Sq M**  
Approx Floor Area Including Restricted Heights **4856 Sq Ft - 451.13 Sq M**

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.34280

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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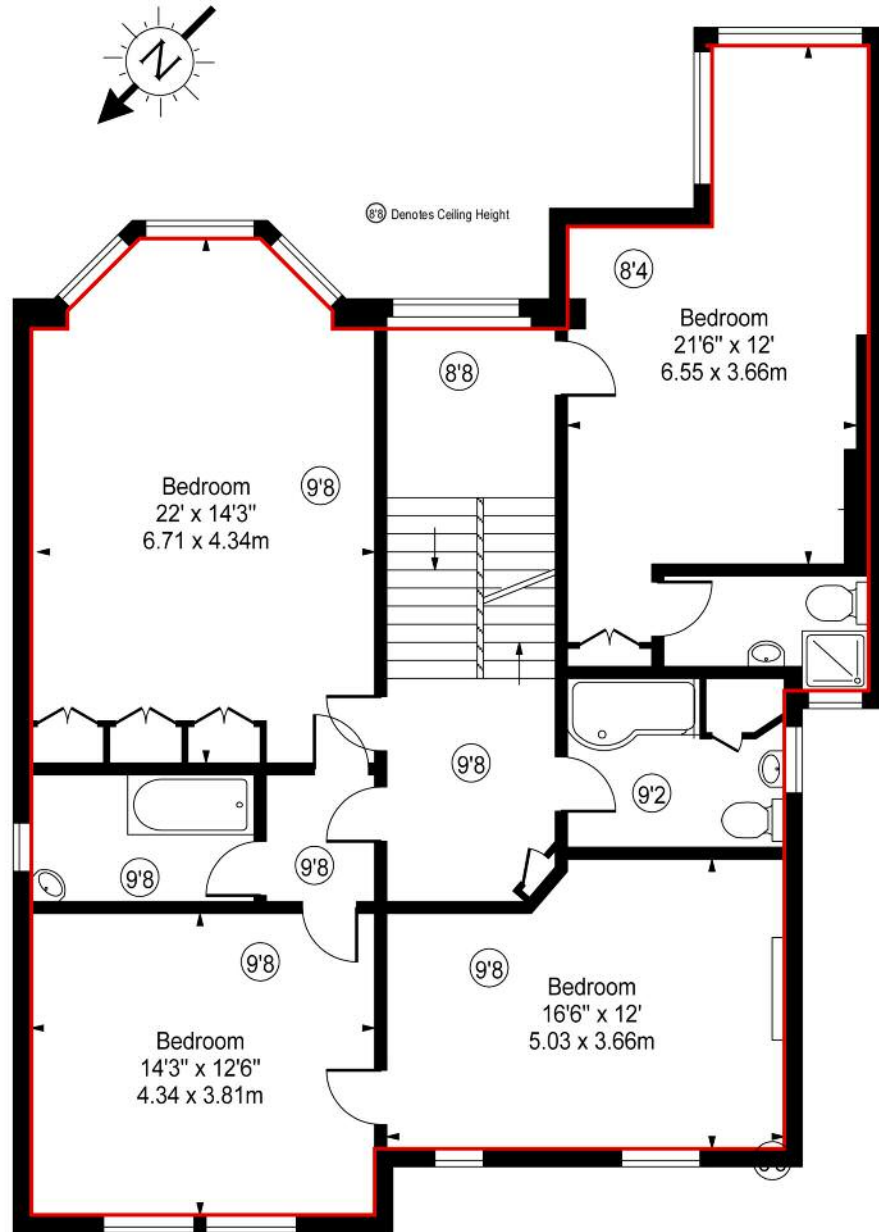


Lower Ground Floor

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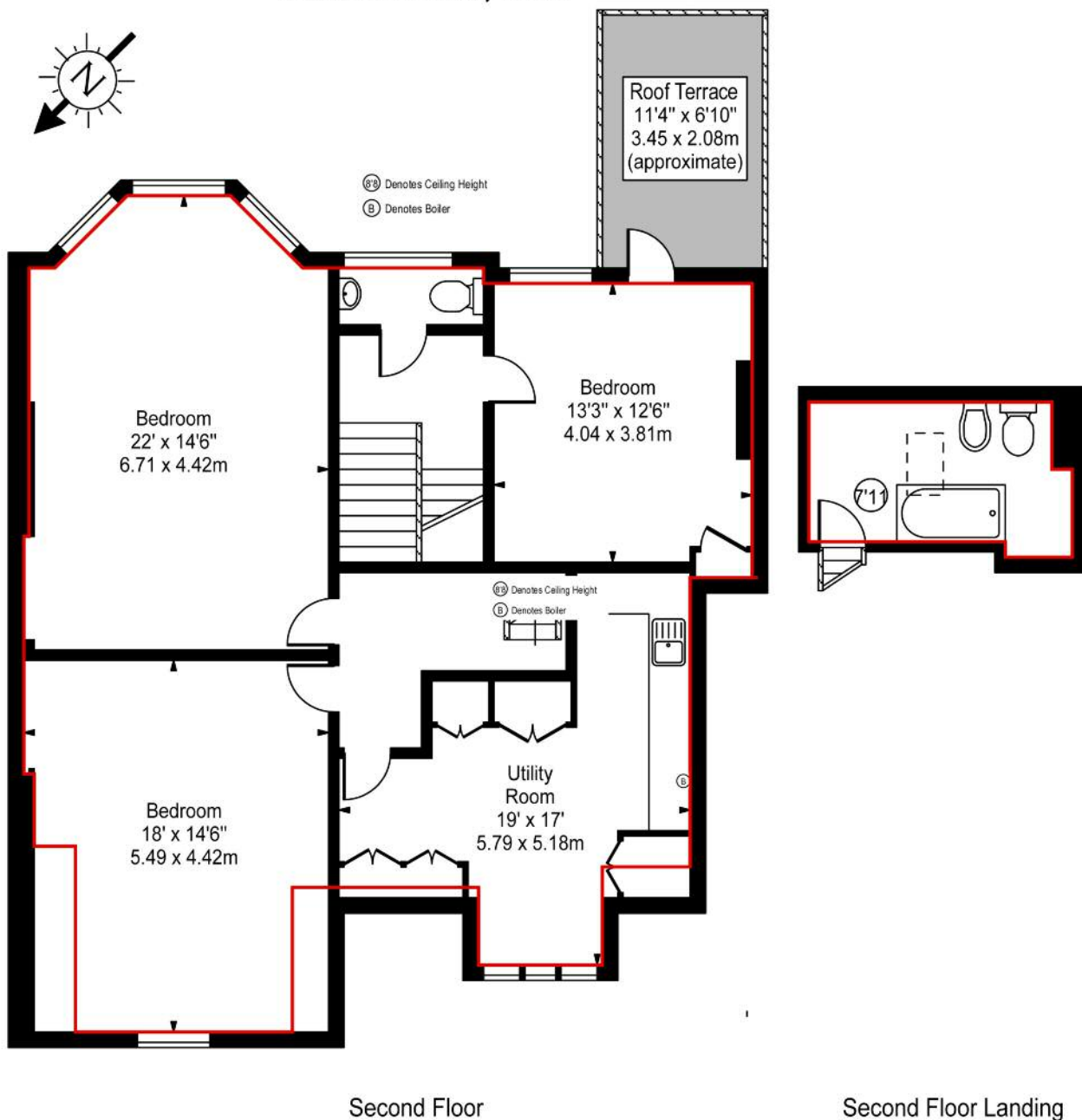


First Floor

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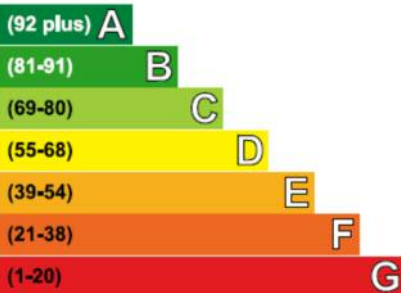
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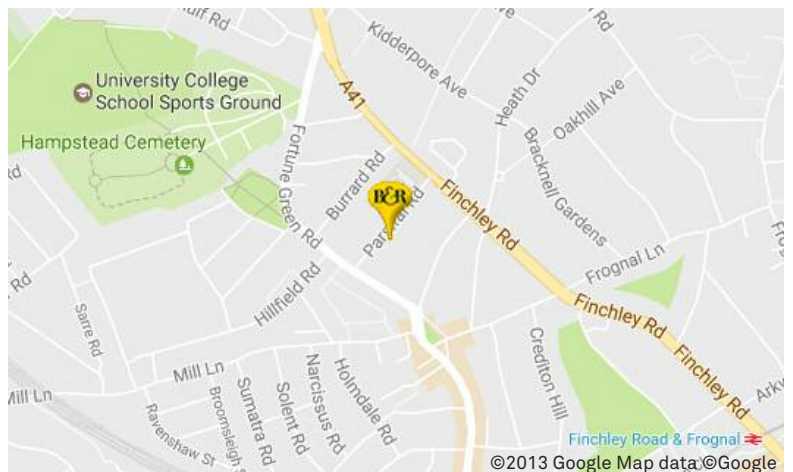
### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
42	67



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