






**HUNTERS**<sup>®</sup>  
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# Rose Joan Mews, West Hampstead, NW6

Price £1,150,000

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One of ten houses within a secure gated development entered via a private Mews. This remarkable home has been lovingly cared for by the current owners. The ground floor comprises of three double bedrooms( one with en-suite), contemporary guests shower room, good storage and a delightful patio links two of the bedrooms.

A vast kitchen/reception with vaulted ceilings and floor to ceiling windows is set on the first floor and opens out onto an incredible 235 sq.ft. south-facing roof terrace which invites an abundance of light in throughout the year. A large private storage compartment and designated parking space is located on the basement level.

The property is situated moments from a range of shops and amenities that can be found on Finchley Road while West Hampstead Station is also within close proximity for links around the city.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



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## KEY FEATURES

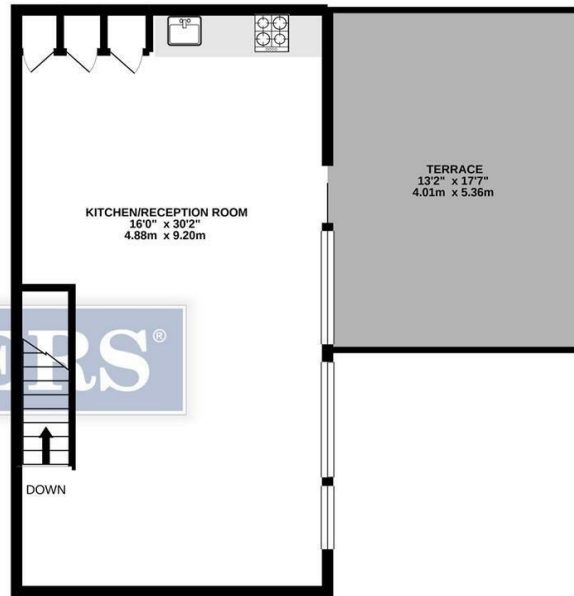
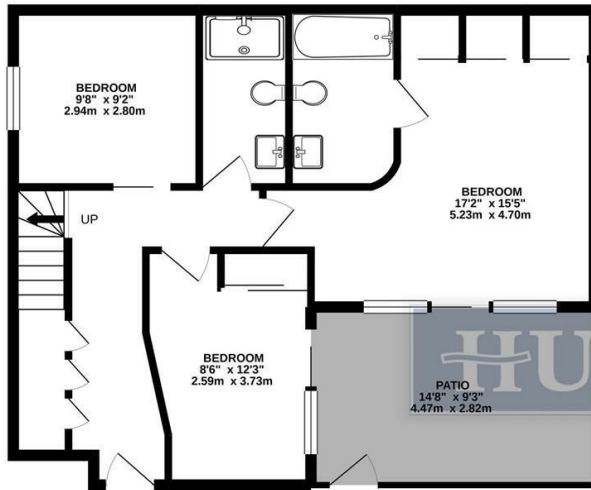
- Mews house
- Three double bedrooms
- Two bathroom
- Patio and roof terrace
- Underground parking
- Large storage facilities





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1141sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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