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Rose Joan Mews, London

Asking Price £1,150,000



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 first floor comprises of a vast kitchen/reception with floor to ceiling windows, opening onto an incredible 235 sq.ft. south-facing roof terrace, which invites an abundance of light in throughout the year. The ground floor comprises of three double bedrooms, one with en-suite and walk in wardrobe. Two of the bedrooms offer access to a private garden.

Further benefitting from an allocated parking space and sold chain free.

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
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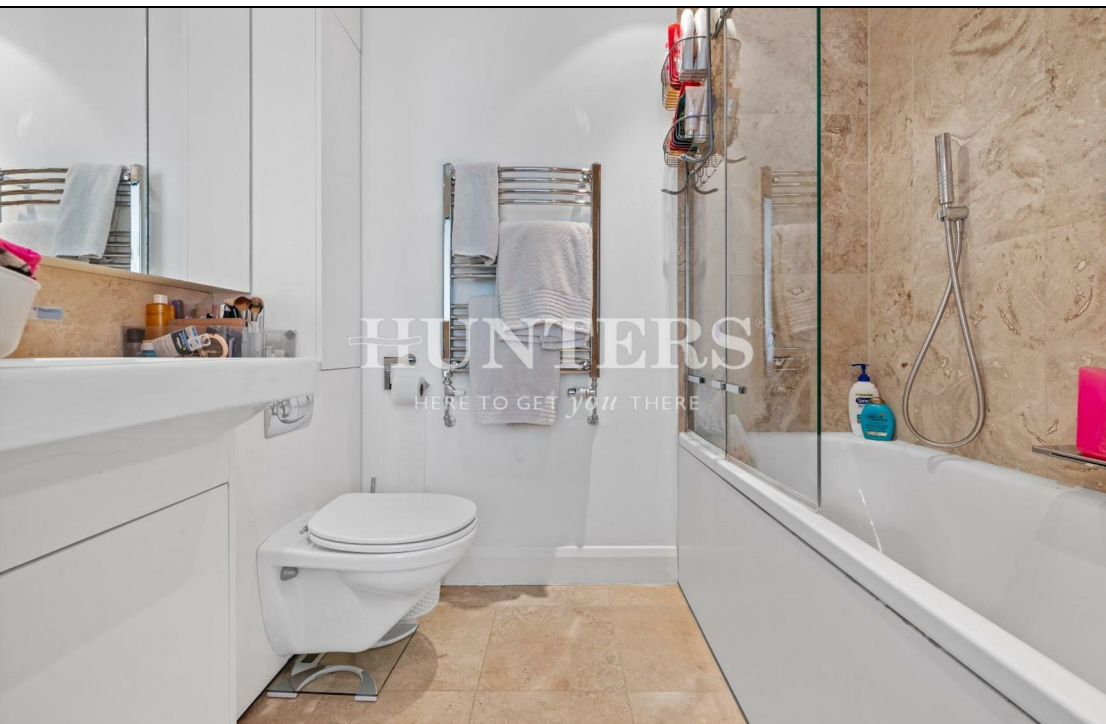




KEY FEATURES

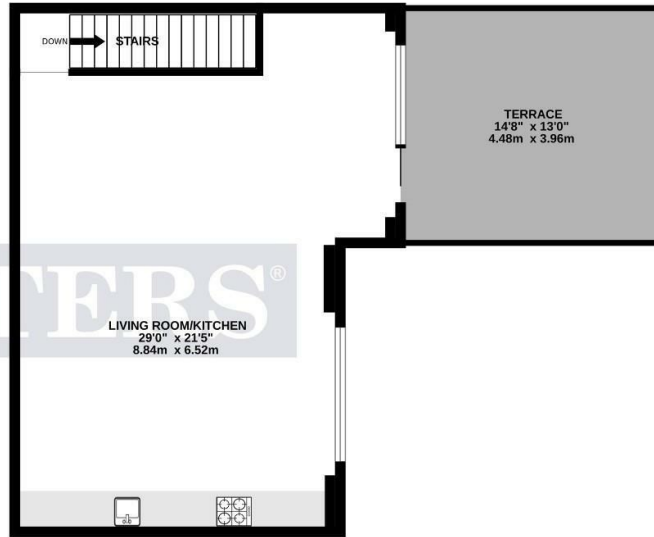
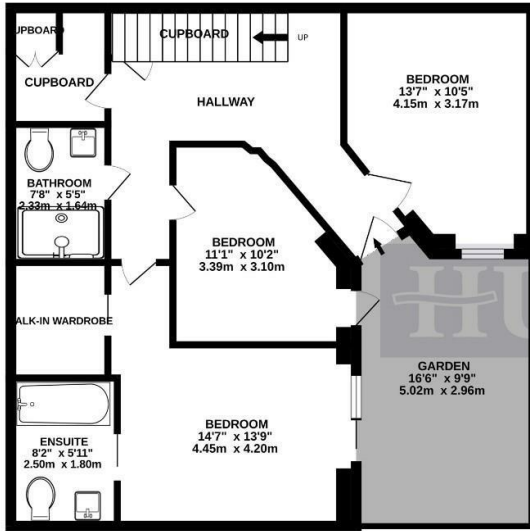
- Two storey mews house
- Three double bedrooms and two bathrooms
- Garden and terrace
- Presented in good decorative order
- Sold chain free
- Access to West Hampstead transport links
- Amenities of West End Lane





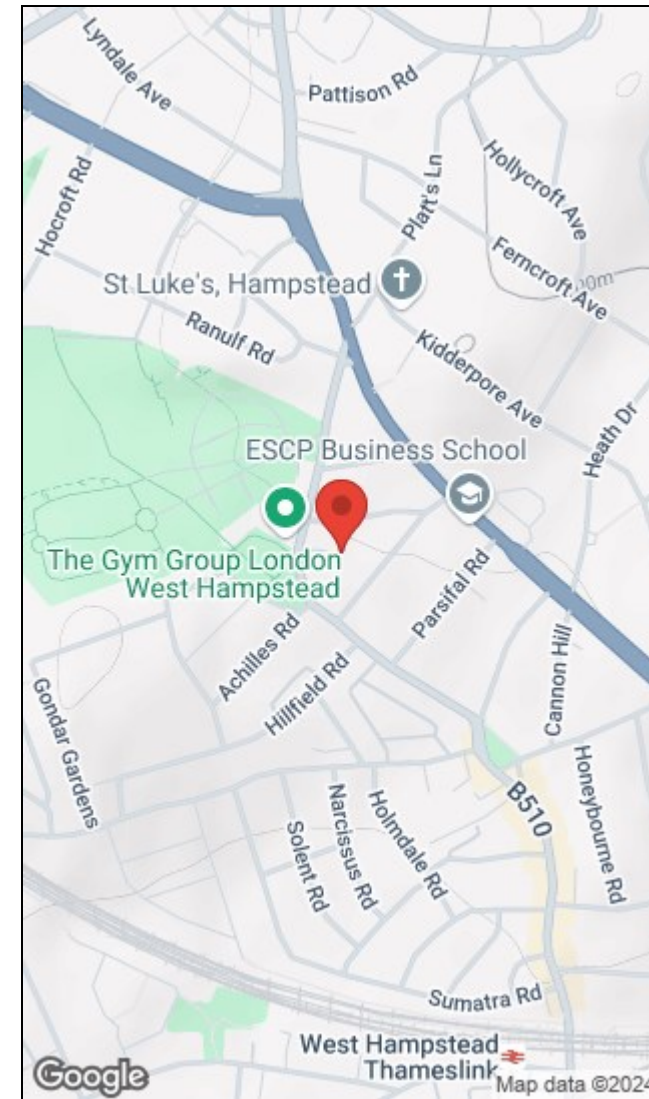
GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) 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 ₂ emissions	
	77		87
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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