



## Menelik Road, NW2

Freehold - £2,150,000

A substantial imposing end-of-terrace house spanning 2909 sq ft, occupying a commanding position on a sought-after road in the heart of West Hampstead.

The Ground Floor is constituted around a main entrance hallway. There are 2 generous reception rooms. The property offers a plethora of 1920s architectural features, including ceiling coricing, fireplaces and hardwood parquet flooring. The kitchen is located at the rear. There would be provision (STPP) to extend rearward to create a open-plan space with wonderful views over the expansive garden. The First Floor offers 5 bedrooms serviced by a family bathroom. The loft could also be built into (STPP) to create a principal suite on the top floor.

Menelik Road is a gorgeous 1920s residential hamlet just east of West Hampstead, moments away from numerous restaurants/bars on West End Lane.

- 5 bedroom end of terrace house offering 2909 sq ft
- Beautiful expansive 99 ft garden with large lawn area
- State & private Primary/Secondary schools within easy reach
- West Hampstead (Jubilee - Zone 2) & Thames link
- Camden Council (G)

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## Menelik Road, London, NW2

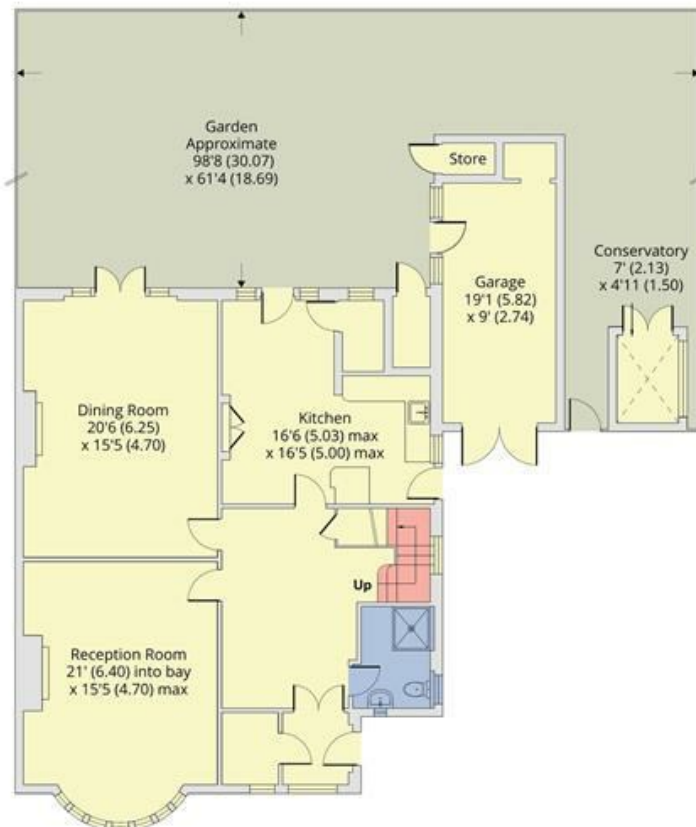
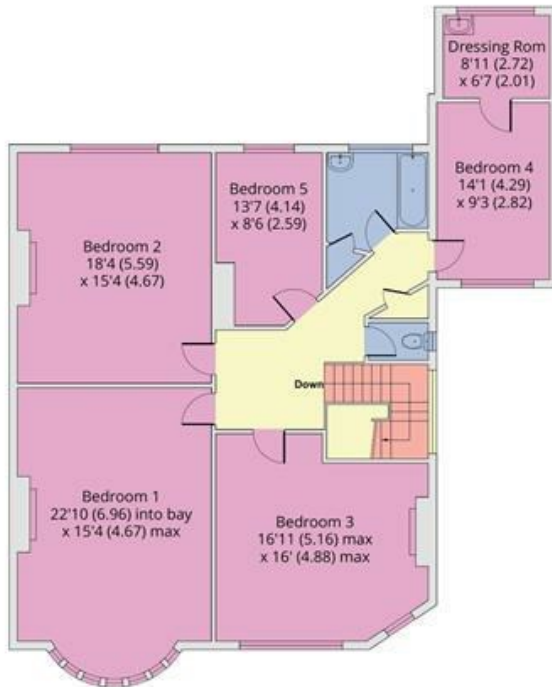
Approximate Area = 2690 sq ft / 249.9 sq m (excludes store)

Garage = 185 sq ft / 17.1 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 2909 sq ft / 270.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Camerons Stiff & Co. REF: 971789

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