



# Rose Joan Mews, West Hampstead

Modern mews home | 2 Bedrooms | 2 ½ baths | Spacious home | Lots of light | Beautiful home | Patio | Furnished or Unfurnished

Asking Price: £3,500 Per month

# Rose Joan Mews, West Hampstead

Superb, Stylish Mews Home Next to Fortune Green.

Located in a quiet corner of West Hampstead - only one minute from Fortune Green, a lovely neighbourhood park - while being close to many amenities and access to central London.

The spacious ground floor offers fantastic open-plan living. The living room is separated from the kitchen and dining area by the striking staircase which streams in lots of light from the large skylight.

The kitchen is sleek and modern with plenty of storage and upscale appliances. The dining table and chairs look out onto the small patio - perfect for letting in light as you sip your morning coffee or catch up on the weekend papers. As you walk up the beautiful staircase, turn right or left to either of the 2 good size double bedrooms, both with luxurious en-suite shower rooms. With a separate w/c just off the lounge, there's no need to worry about guests having to go upstairs to the bedrooms.

The zone 2 location means it's also convenient if you need to get into town for work, hit the shops, or catch up with friends. There's a choice of Thameslink, underground and overground stations, all within ten minutes, so getting to most zone 1 location will be a breeze.

The property is available unfurnished or can be furnished as the landlord is flexible. This is truly a very special home that offers modern living in one of London's most desirable zone 2 locations. We are expecting this stunning mews home to get plenty of interest - so call now to arrange your viewing.

## **Key Features:**

- Modern mews home
- 2 Bedrooms & 2 ½ baths
- Spacious home'
- Lots of light
- Beautiful home
- Patio
- Furnished or Unfurnished







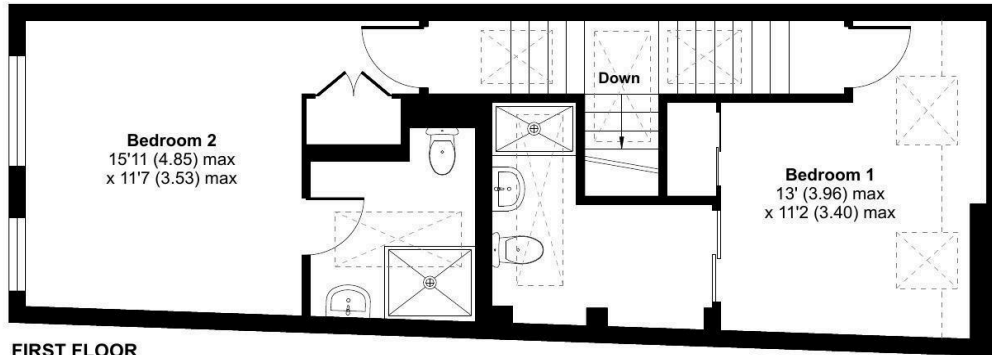
## Rose Joan Mews, London, NW6

Approximate Area = 957 sq ft / 89 sq m

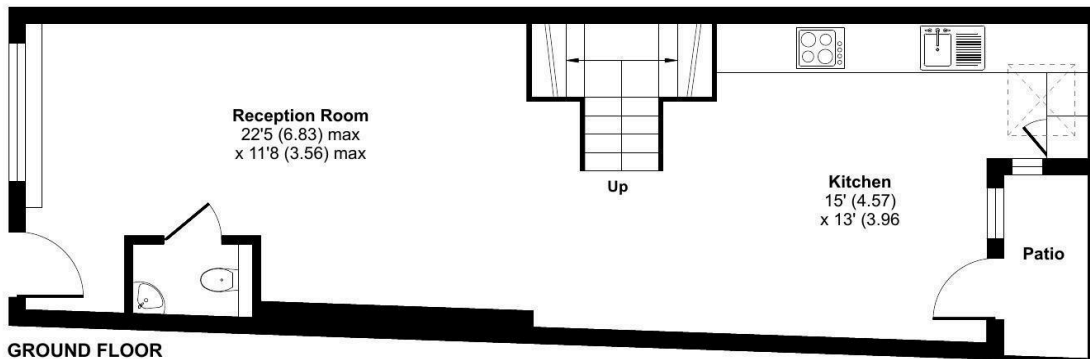
Limited Use Area(s) = 24 sq ft / 2 sq m

Total = 981 sq ft / 91 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Onyx Property Consultants Ltd. REF: 838005