



112 FINCHLEY ROAD  
LONDON NW3 5HT  
INFO@RHWESTATES.CO.UK  
020 7431 7121

WWW.RHWESTATES.CO.UK



ROSE JOAN MEWS  
WEST HAMPSTEAD  
LONDON  
NW6 1DQ

LEASEHOLD

**ASKING PRICE** £1,250,000  
SUBJECT TO CONTRACT

See Video Tour-

An impressive three-bedroom mews house boasts contemporary interiors, 3 bathrooms (two en-suite) and flexible outside space.

Arranged over two floors, this superb property comprises a naturally bright reception room with space to dine and access to the roof terrace, an open-plan kitchen, a master bedroom with en-suite bathroom, second bedroom with en-suite shower room, third bedroom, additional bathroom, ground floor patio and wonderful terrace perfect for summer dining.

The property is the largest within this exceptional Mews development and further benefits from secure underground parking, large lock-up storage space in the basement, underfloor heating, and air conditioning throughout.

Fortune Green Road is a pleasant residential area close to the shops, bars, and restaurants of West End Lane, Finchley Road, and Hampstead. West Hampstead Station (Jubilee line and Thames Link/National Rail) is close by for links throughout the city.





## FEATURES

- Recently Built Mews House
- Vaulted Ceiling Reception Room
- Patio Garden
- Three bedrooms
- Three Bathrooms (2 en-suite)

## VIDEO TOUR:

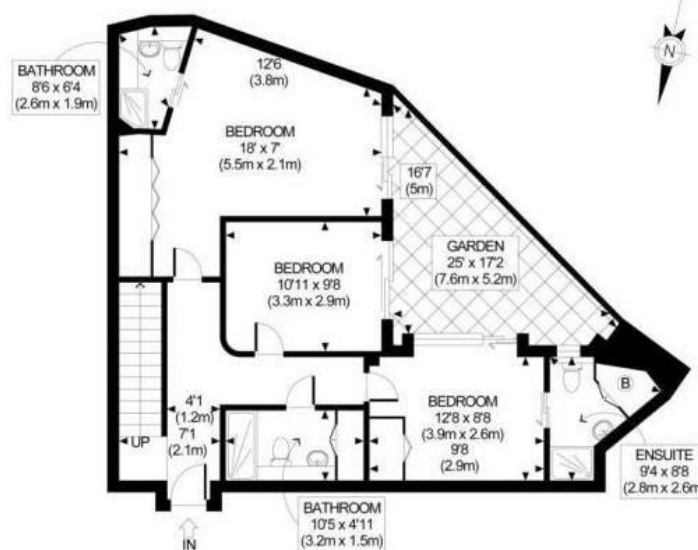
SERVICE CHARGE: £

TENURE: Leasehold

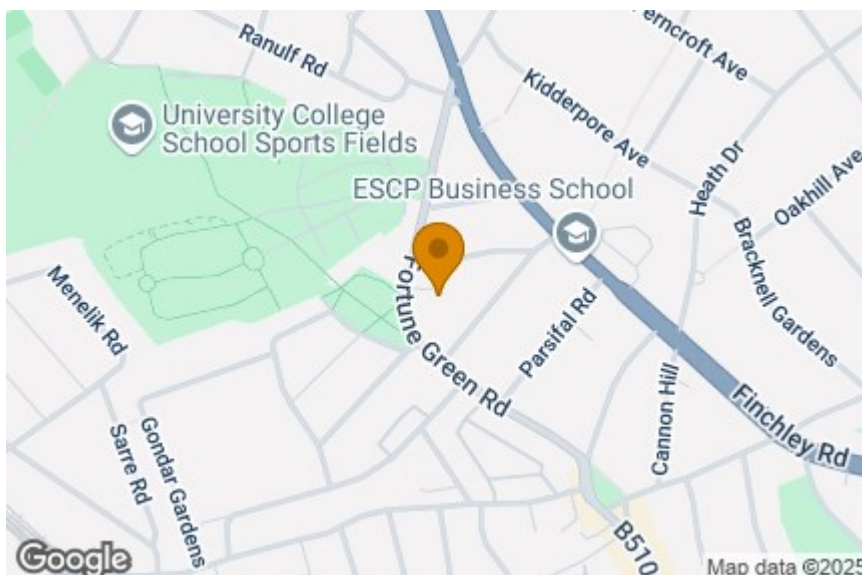
COUNCIL TAX: G



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 572 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 715 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	78	
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



#### IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates