

Pattison Road, Hampstead, London NW2



A six bedroom semi-detached house for sale

A stunning double fronted red brick semi-detached house extending to approximately 2,635 sqft, the house benefits further from fantastically landscaped rear garden and off street parking for three cars

This superb family home offers flexible and spacious accommodation and whilst modern it also retains the original character and charm. Entering the property into the bright and spacious reception hallway you quickly get a feeling of space and light, over the ground floor there are two spacious reception rooms running front to back with access out to the decked patio overlooking the garden.



Guide price: £2,650,000

Tenure: Available freehold

Local authority: London Borough of Barnet

Council tax band: G



There is also a large kitchen with built in appliances, dining space and downstairs W/C.

Arranged over the first floor are three double bedrooms with the primary benefiting from an en-suite bathroom and a well fitted walk through wardrobe, the second bedroom also has an en-suite and a separate utility room on this level. The three further bedrooms are arranged over the second floor with a family bathroom and an abundance of eave storage.

Location

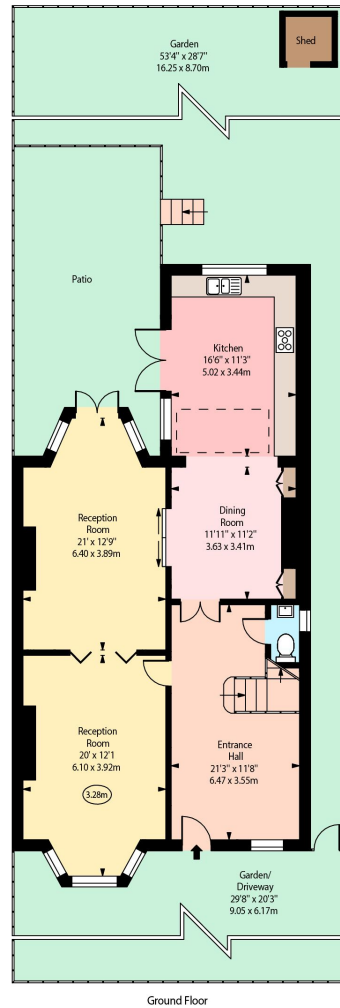
Pattison Road is within a close proximity of Hampstead Heath, the transport links of Hampstead High Street, which has restaurants, shops and Hampstead Underground Station (Northern Line) gives you excellent links into the City, the house is within distance of West Hampstead and Finchley Road tube stations as alternatives.





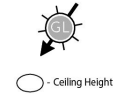






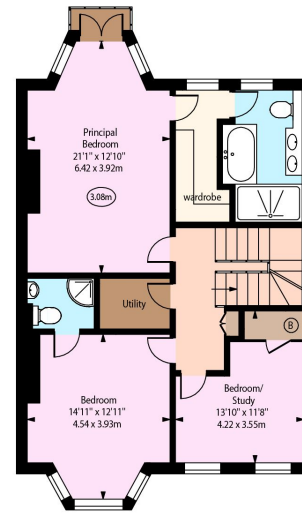
Ground Floor

Pattison Road,
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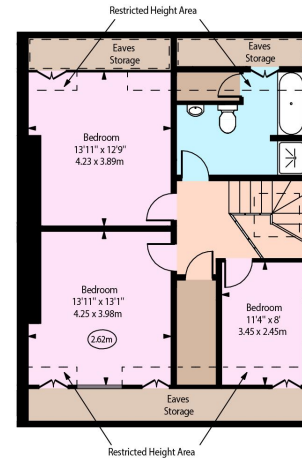


○ Ceiling Height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Second Floor

Approx Gross Internal Area 2635 Sq Ft - 244.79 Sq M

Approx. Floor Area Including Restricted Heights (Including Eaves Storage) 2865 Sq Ft - 266.16 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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