

Pattison Road, Hampstead, NW2 £1,375,000 Subject to contract

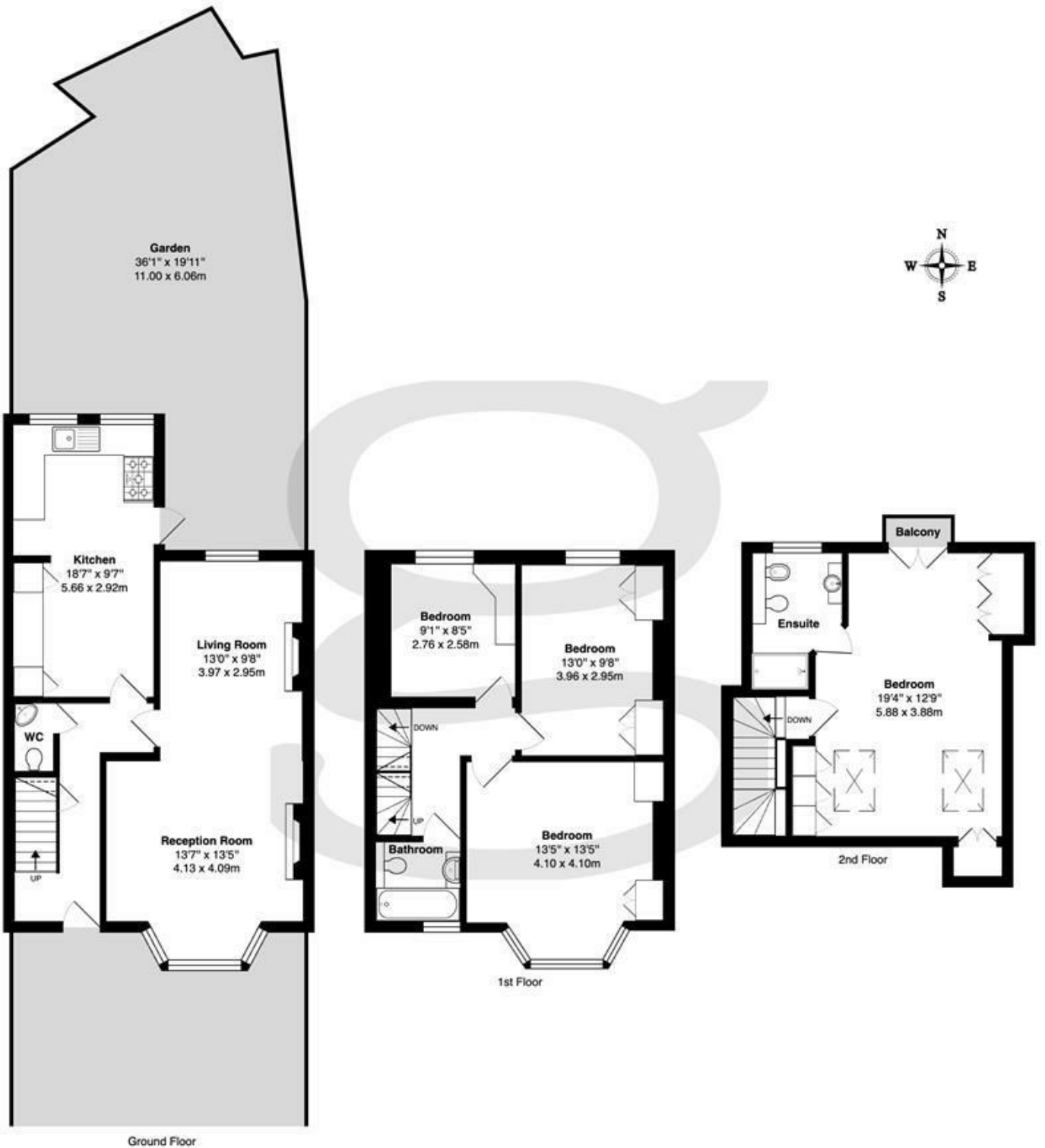
A wonderful family home offering circa 1445 sq ft of well-planned accommodation over three floors.

The ground floor offers a bright reception to the front aspect with a bay window, wooden floors, a feature fireplace, and period features. a dining/living room that leads from the reception room, a large eat-in kitchen overlooking the newly decked rear garden, and a guest WC. Stairs leading to the first floor provide a large bedroom to the front aspect with a bay window, 2 further double bedrooms, a family bathroom, stairs leading to the principal bedroom with an ensuite shower room, and a private rear balcony.

Front driveway parking for two cars.

Pattison Road is very well located being close to the amenities of Finchley Road as well as Hampstead. Easy access via A41 out of London via the M1, with numerous bus links on Finchley Road into Central London.





Pattison Road NW2

Total Gross Area: 1433 ft² ... 133.1 m² (excluding eaves storage)

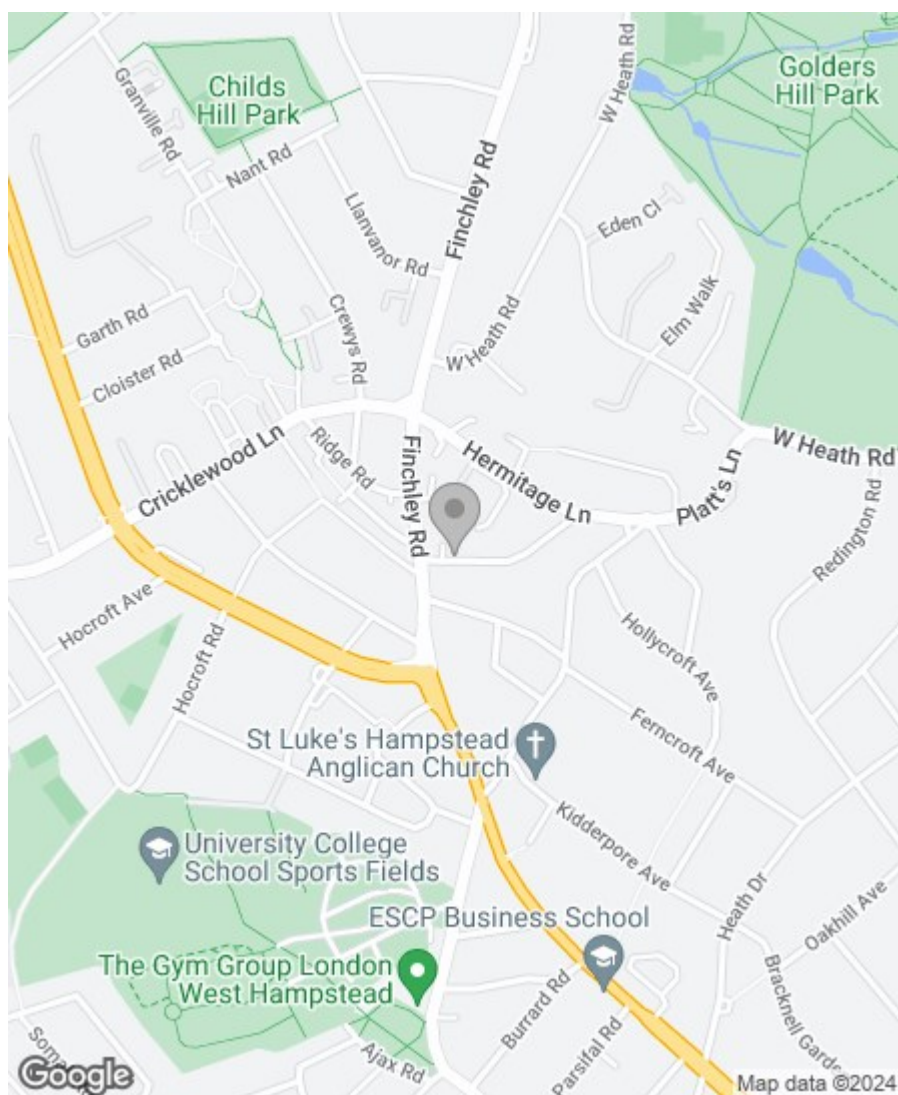
Floor plans are for identification and guideline purposes only, not to scale
Compliant RICS code of measuring practice

Property Overview

Location	Hampstead, NW2
Price	Asking Price £1,375,000
Bedrooms	4
Bathrooms	2
Receptions	1
Tenure	Freehold
Council	Barnet
Tax Band	F
Current Ground Rent	NA
Service Charge	
Term	

Key Features

- Well planned living
- Newly Decked rear garden
- Double reception room
- Wooden Floors
- Period Features
- Well located
- Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

