



**MENELIK ROAD
LONDON NW2 3RP**

**FREEHOLD
GUIDE PRICE £2,350,000
SUBJECT TO CONTRACT
JOINT SOLE AGENT**

An Elegant 5-Bedroom Family Home in West Hampstead – New to Market

A beautifully appointed 5-bedroom semi-detached home offering over 3,200 sq ft of bright, well-proportioned space in a peaceful, sought after West Hampstead enclave. Blending period charm with contemporary style, this elegant property features off-street parking, a 45ft decked garden, and interiors bathed in natural light.

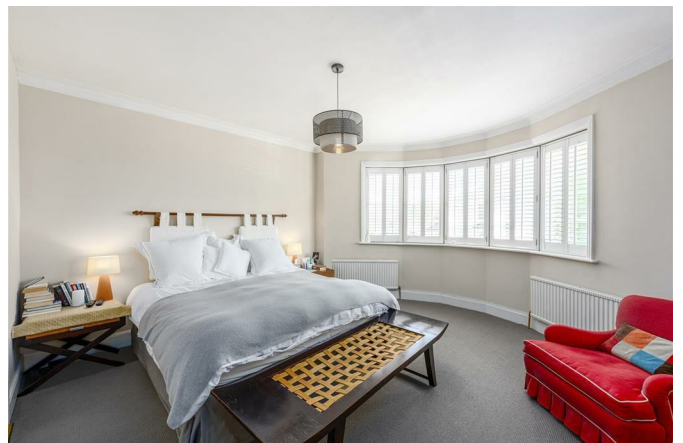
The ground floor boasts an expansive kitchen/dining/family room opening onto the garden, a formal reception room with bay windows and charming period details, a home office/playroom, and a utility room. Upstairs offers a principal suite, three further bedrooms (one en-suite), a family bathroom, and a fifth double bedroom/dressing room.

Situated on Menelik Road, just moments from excellent transport links, top schools, West End Lane shops and cafés, and local sports clubs. A perfect family home in one of West Hampstead's most desirable locations.

Two Underground Stations, Overground and Thameslink Stations are within walking distance and C11 bus stops and a Lime bike bay are less than a minute away.

Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484

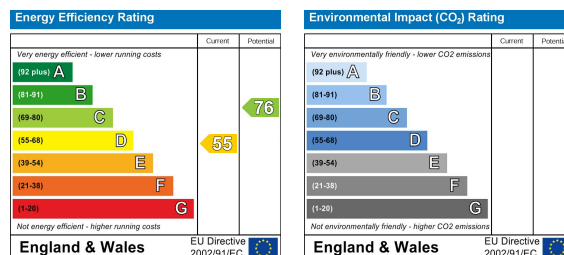
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COUNCIL TAX BAND:



- SUBSTANTIAL PERIOD HOUSE
- 5 BEDROOMS 3 BATHROOMS 3 RECEPTION ROOMS
- SUPERB WELL PROPORTIONED ROOMS
- FRONT 7 REAR GARDENS
- BRIGHT SPACIOUS INTERIOR
- 25'5 KITCHEN BREAKFAST ROOM
- GREAT STORAGE
- CLOSE TO EXCELLENT TRANSPORT LINKS

DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

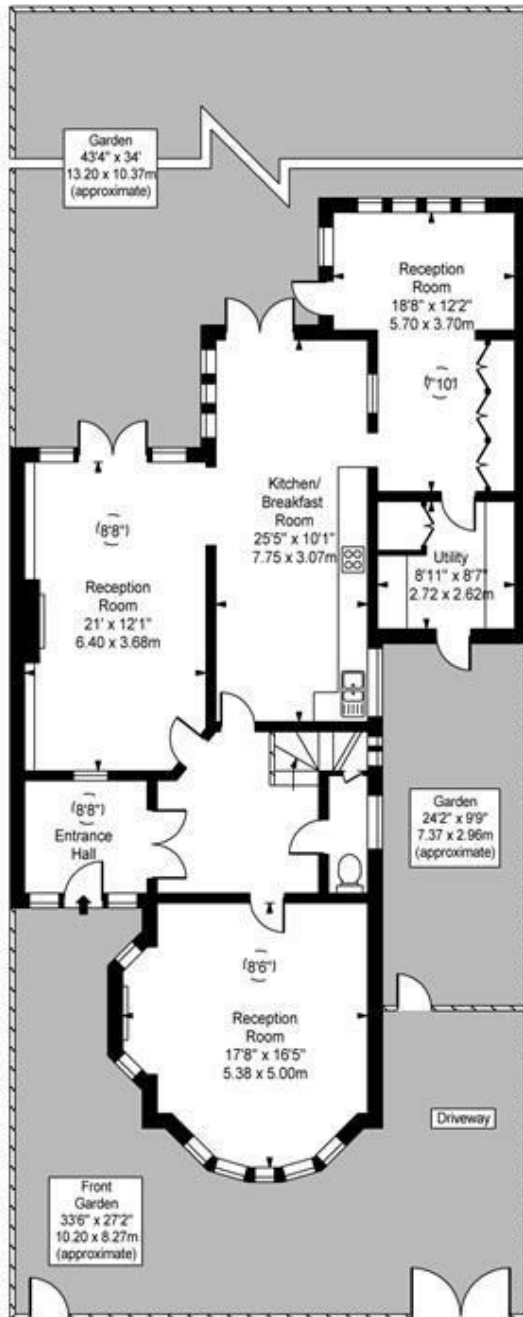
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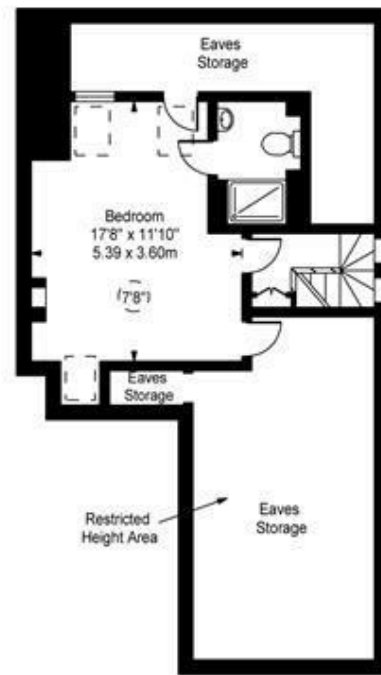
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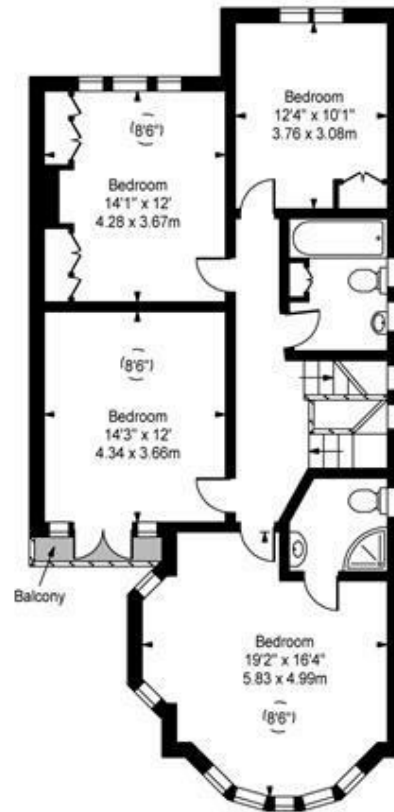
1 - Ceiling Height



Ground Floor



Second Floor



First Floor

Approx. Floor Area 3027 Sq Ft - 281.21 Sq M
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
www.goldens.co.uk
Ref. No. 015063R

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