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# Minster Road, London, NW2

£2,400,000



\*\*\* £750 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. \*\*\*

Charming Semi-Detached House in a Prime West Hampstead location. Nestled along the sought after Minster Road in the heart of West Hampstead, this exquisite semi-detached house presents an exceptional opportunity for luxurious living in one of London's most sought-after neighbourhoods.

Spanning across three floors, this expansive residence boasts generously proportioned living spaces, providing ample room for both relaxation and entertainment. Six beautifully appointed bedrooms with Three bathrooms. The property showcases versatile living areas, including a bright and airy lounge and a formal dining room. There is also a well sized kitchen/diner leading to a conservatory that overlooks the large and private garden behind; Step outside to discover a sprawling rear garden, providing a serene outdoor escape.

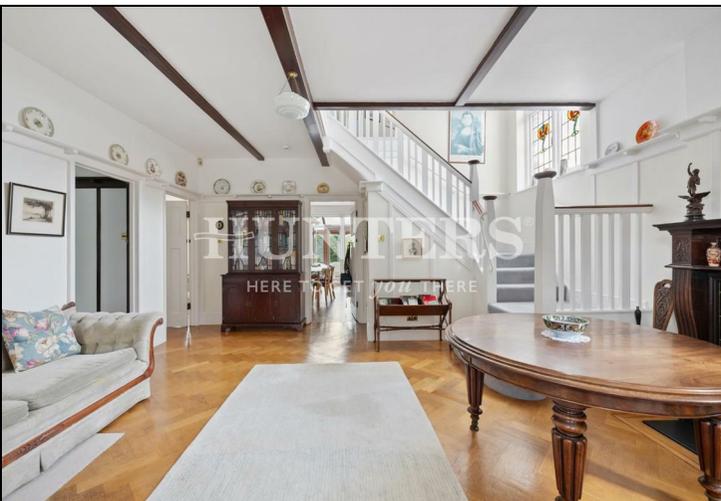
Offering potential to extend both to the rear and side of the property, this residence offers the opportunity to customize and enhance the living space to suit individual preferences and requirements. Off-street parking is available for up to four cars, providing added convenience and security for residents and guests alike.

Situated in the desirable enclave of West Hampstead, residents benefit from easy access to an array of amenities, including boutique shops, trendy cafes, renowned restaurants, and excellent transport links, ensuring seamless connectivity to Central London and beyond.

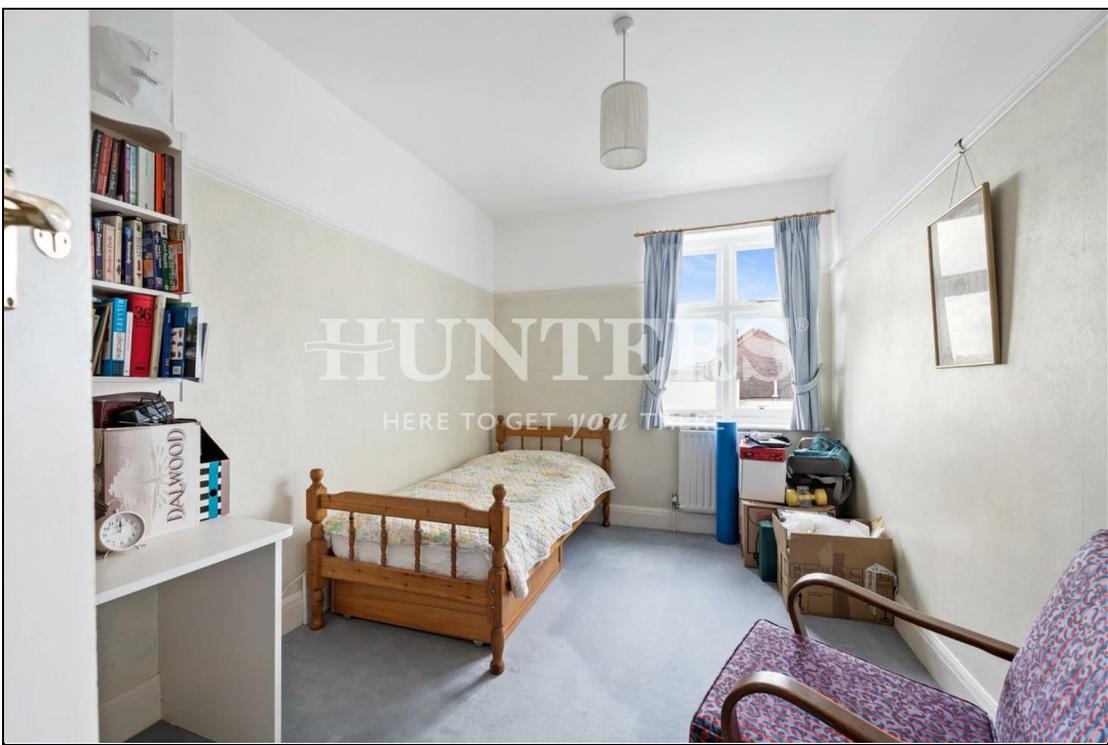
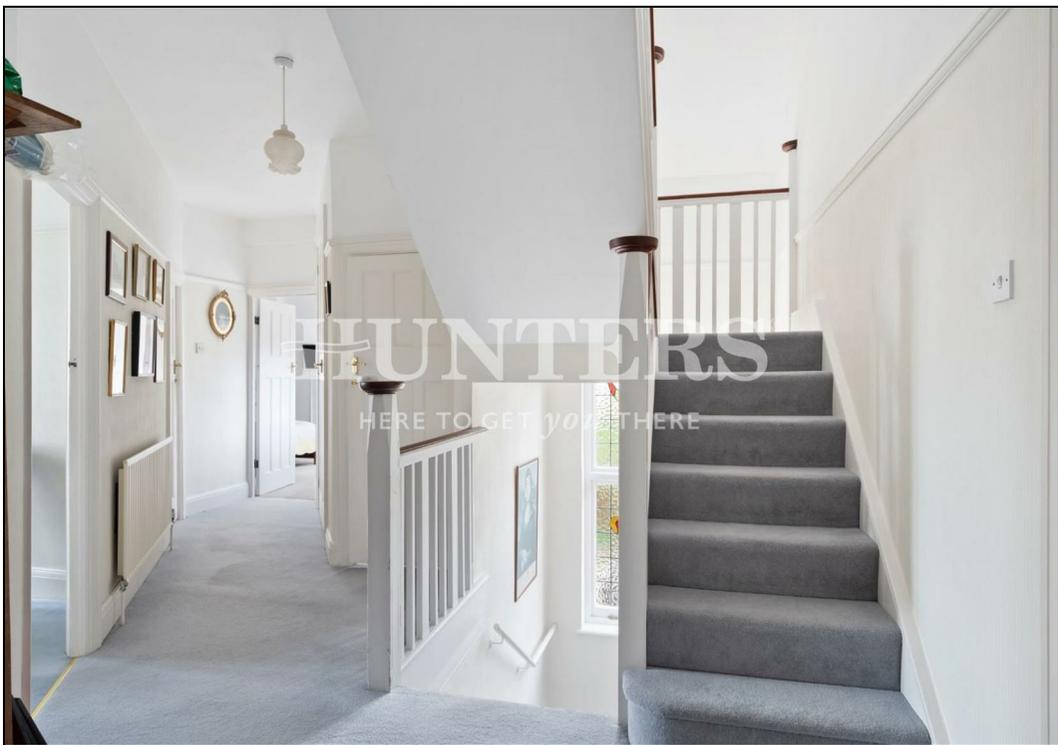


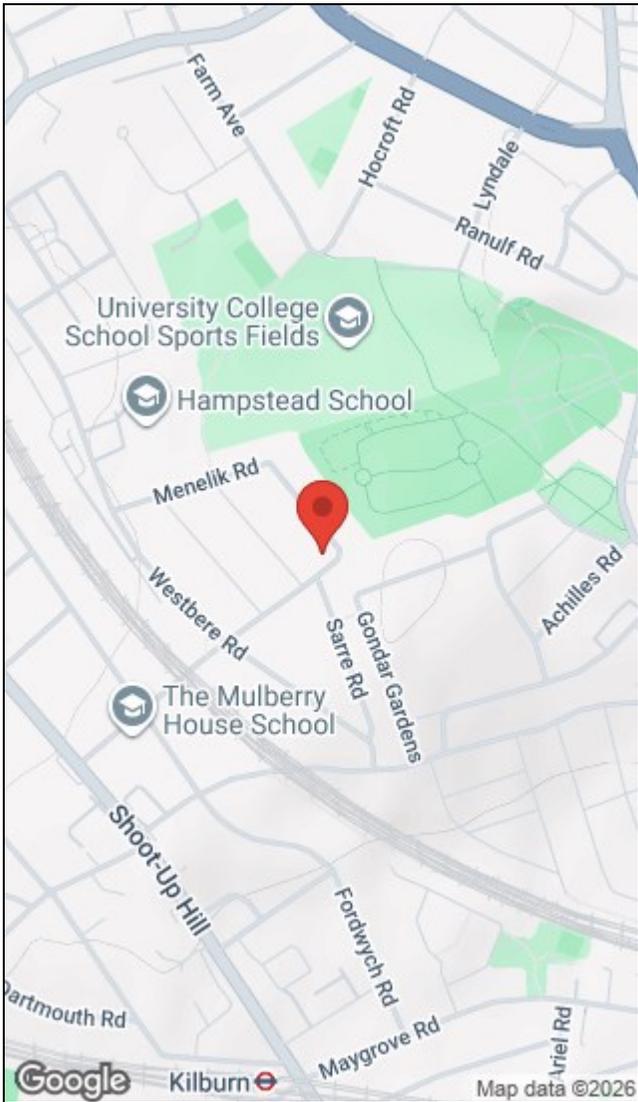
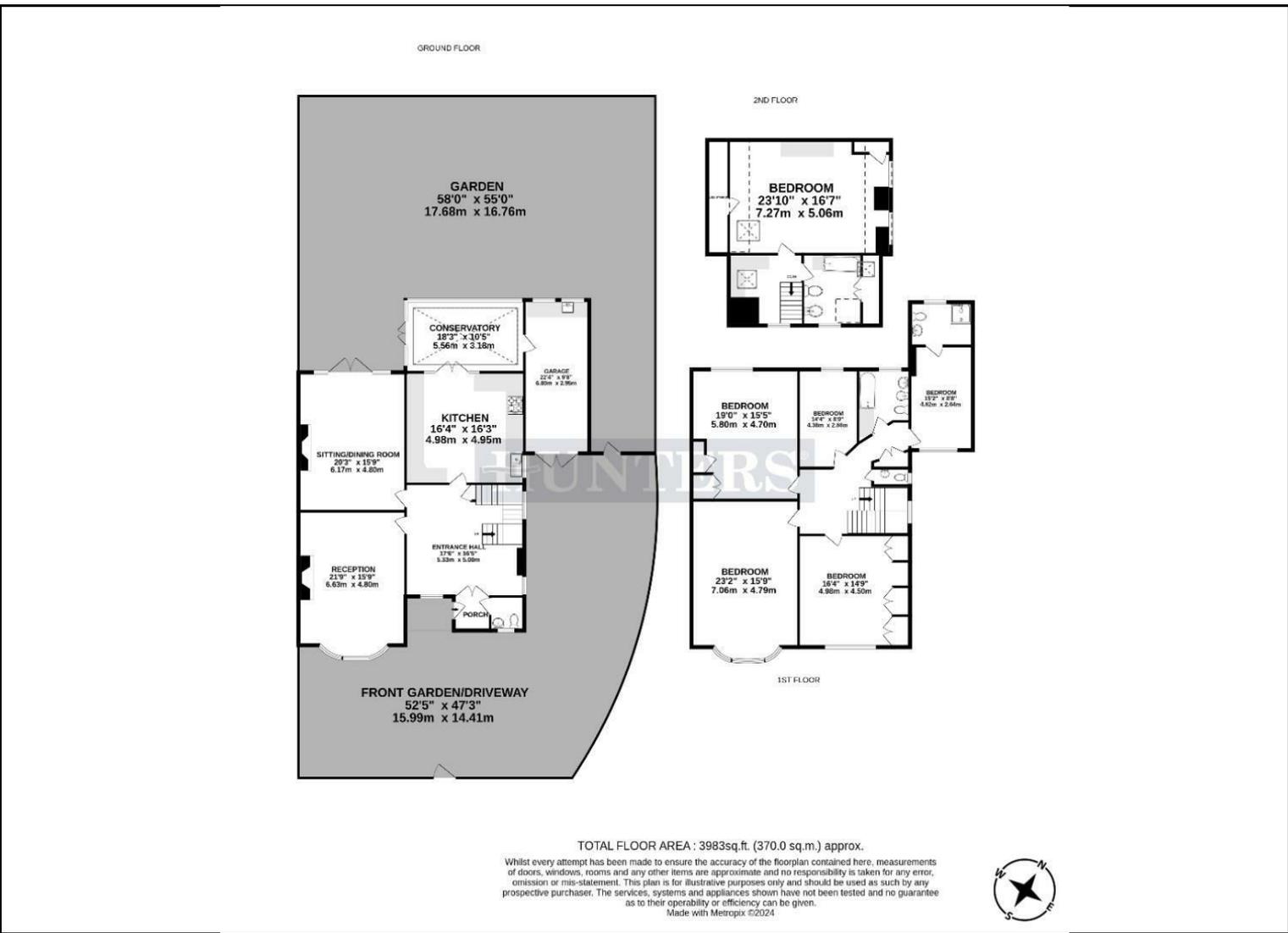
## KEY FEATURES

- Rarely available and unique Semi-Detached six bedroom period house
- Set over three floors with close to 4000 sq.ft of internal living space
- Potential to extend to both the side and rear (STPP)
- Off street parking for at least four vehicle
  - Garage to side
- Sought after West Hampstead turning
- Access to West End Lane amenities
- Further access to West Hampstead transport links









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	81	EU Directive 2002/91/EC	56
England & Wales		England & Wales	

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