



West Hampstead Mews | West Hampstead | London | NW6

Asking Price - £1,195,000



- Freehold mews house
- Two bedrooms
- Two bathrooms
- Large private roof terrace
- Private patio
- On street parking
- Separate W/C

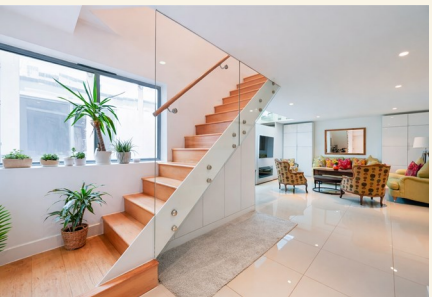
An exceptionally wide freehold mews house with a spectacular private roof terrace, quietly positioned within the highly sought after, West Hampstead.

Extending to 1069 sq ft, this is a rare example of a laterally generous mews house, offering remarkable proportions and an abundance of natural light throughout.

The ground floor is particularly impressive due to the width of the house. The accommodation is arranged side by side rather than front to back, creating a sense of space rarely found in mews properties.

On one side, a magnificent reception room provides outstanding entertaining and living space; wide, bright and beautifully proportioned, with ample room for both formal seating and dining areas.





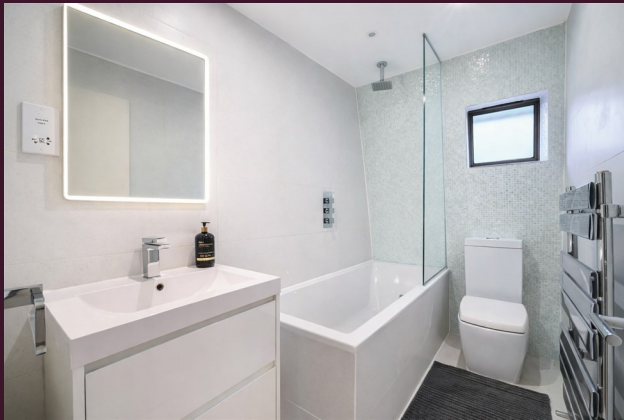
Opposite, a substantial eat in kitchen offers excellent cabinetry and preparation space alongside generous room for everyday dining. This side of the house also incorporates a separate utility area and a guest WC, thoughtfully arranged to create practical yet well balanced accommodation.

Upstairs, the first floor comprises two well proportioned double bedrooms. The principal bedroom benefits from an en suite shower room, while the second bedroom is served by a stylish family bathroom.

Above, a truly exceptional private roof terrace crowns the house. This expansive outdoor space provides a rare and impressive entertaining area, ideal for al fresco dining, summer gatherings or simply enjoying open skies and rooftop views.

The property is offered freehold, and residents are eligible to apply for on-street parking permits.

West Hampstead Mews is ideally located in the heart of West Hampstead, one of North West London's most desirable neighbourhoods, celebrated for its strong community feel and excellent transport connectivity.



WEST HAMPSTEAD MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1069 SQ FT - 99.33 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 60 SQ FT - 5.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Council Tax Band F EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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