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Est. 1998

Pattison Road

Hampstead

NW2

Located on one of the more popular roads on the north-western slopes of Hampstead, is this charming double fronted, semi-detached, five bedroom Period house offering 2,360 sq ft of internal accommodation, arranged over three floors and is presented in good decorative order throughout, but could benefit from some updating to certain areas.

The ground floor offers an entrance hallway with a beautiful natural wood feature staircase, intercommunicating double reception room, study, kitchen/dining room, utility room and a guest WC.

The half landing leading to the first floor gives access to a second study/bedroom (leading on to a deck), as well as a family bathroom. The first floor offers a large principal bedroom with an oversized en-suite bathroom and a second double bedroom. The second floor provides three further bedrooms and a separate WC. This floor also offers a wonderful rooftop terrace, which enjoys views of the immediate area.

To the rear of the property is a 65' x 13' two tiered garden with garden storage. The house is set back from the road on a slightly elevated position, and benefits from an off street parking space for one large car as well as a pretty front garden area.

All the major bus routes can be located on the Finchley Road just at the end of the street, with the open expanses of West Heath, less than an eight minute walk away.

£2,450,000 **SOLE AGENT** **Freehold**

IAIN M BANKS
THE CULTURE

Pattison Road NW2

Gross internal area (approx.)
2360 Sq ft (219 Sq m) Including Under 1.5
2283 Sq ft (212 Sq m) Excluding Under 1.5
Site Area (approx.) Acre 0.059 Hectares 0.024
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