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HERE TO GET *you* THERE



Finchley Road, Hampstead, London, NW3

Offers In Excess Of £1,350,000



Bringing to the market this beautifully presented three-bedroom home offering generous living space, exceptional outdoor accommodation, and a wealth of practical features.

The property comprises a bright and spacious reception room, a modern fitted kitchen, three well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom. The kitchen opens directly onto an impressive private rear garden, providing a rare and expansive outdoor retreat, ideal for entertaining, dining, or relaxing.

Further benefits include a private garage, offering secure off-street parking or additional storage, as well as a substantial cellar providing excellent storage space and future potential, subject to the necessary consents.

Ideally located within easy reach of the area's boutique shops, cafés, restaurants, and excellent transport links, including Underground and Overground services, this exceptional home combines generous proportions with a highly convenient North West London location.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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KEY FEATURES

- Exceptional 3-bedroom, 2-bathroom property in prime NW3
- Large private garden with decking and space for an annex
 - Secure private garage parking
 - Over 1,600 sq.ft. of internal living space
- Sold with a share of the freehold, and chain-free
 - Moments from Jubilee, Metropolitan, and Overground transport links
- Stones throw to Hampstead Heath, and boutique shopping
 - Principal bedroom with en-suite

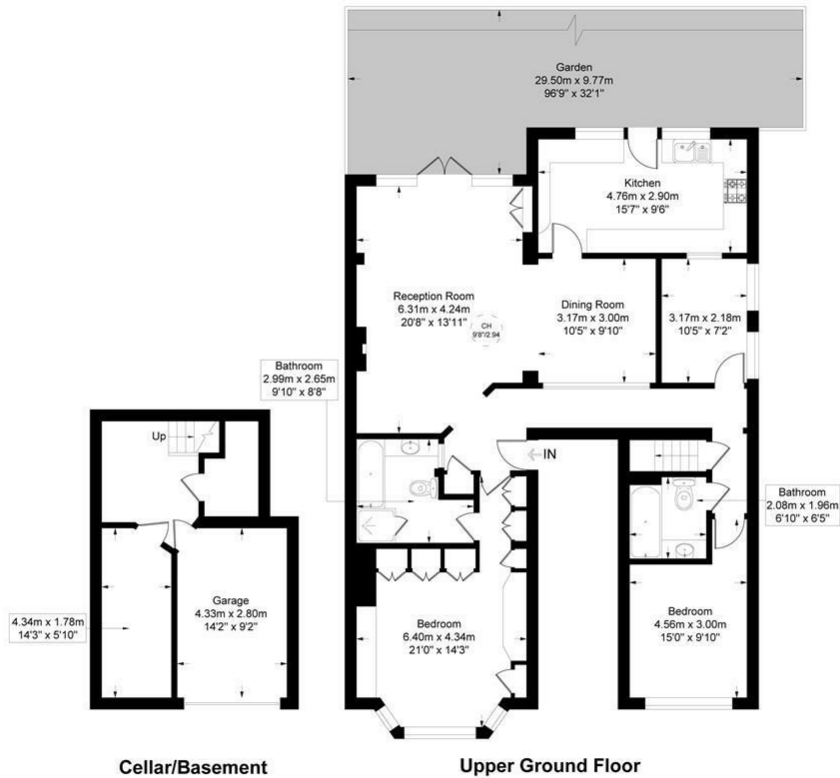
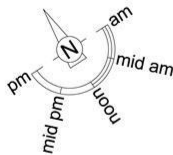




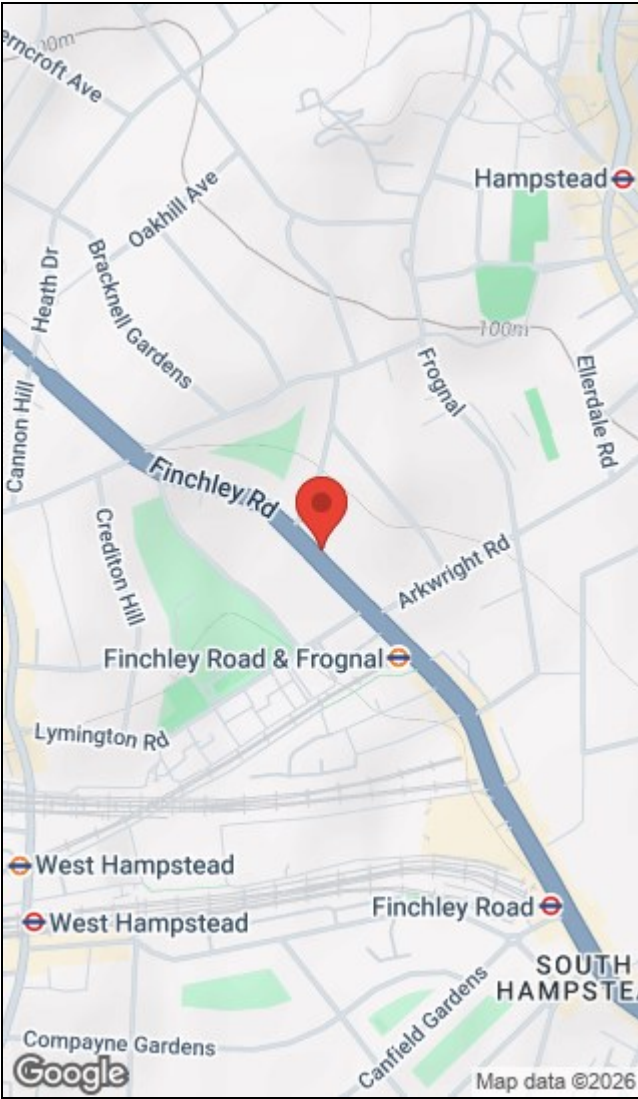
Finchley Road, NW3

Approximate Gross Internal Area = 1622 sq ft / 150.7 sq m
(Including Cellar & Garage)

Garage = 129 sq ft / 11.9 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

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