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# Coachworks Mews

## Hampstead
## NW2

Forming one of a terrace of three recently built, strikingly contemporary houses, discretely located within a gated mews off Pattison Road on the lower western slopes of Hampstead, is this bright four storey three bedroom, end of terrace family home which has been built and finished to an exacting standard.

This house offers 2,137 sq ft of internal accommodation arranged over four floors. The lower ground provides a master suite including sitting area, walk in wardrobe and en-suite bathroom, plus a separate utility/plant room. The ground floor offers a large open-plan kitchen/dining family room with doors onto a south facing secluded private patio garden. This floor also offers a cloaks cupboard and guest WC.

The first floor has a double bedroom, separate family bathroom and sitting room, and the top floor provides a further large guest bedroom with en-suite bathroom, plus an informal roof terrace. There is also a sun-trap balcony located at first floor level.

Each house has a dedicated parking space and there is a bin store area. All the public transport amenities, convenience shopping and cafes of the Finchley Road are located 100 meters around the corner.

NB The furniture depicted in the photographs is not necessarily in situ.

**£1,895,000** **SOLE AGENT** **Freehold**





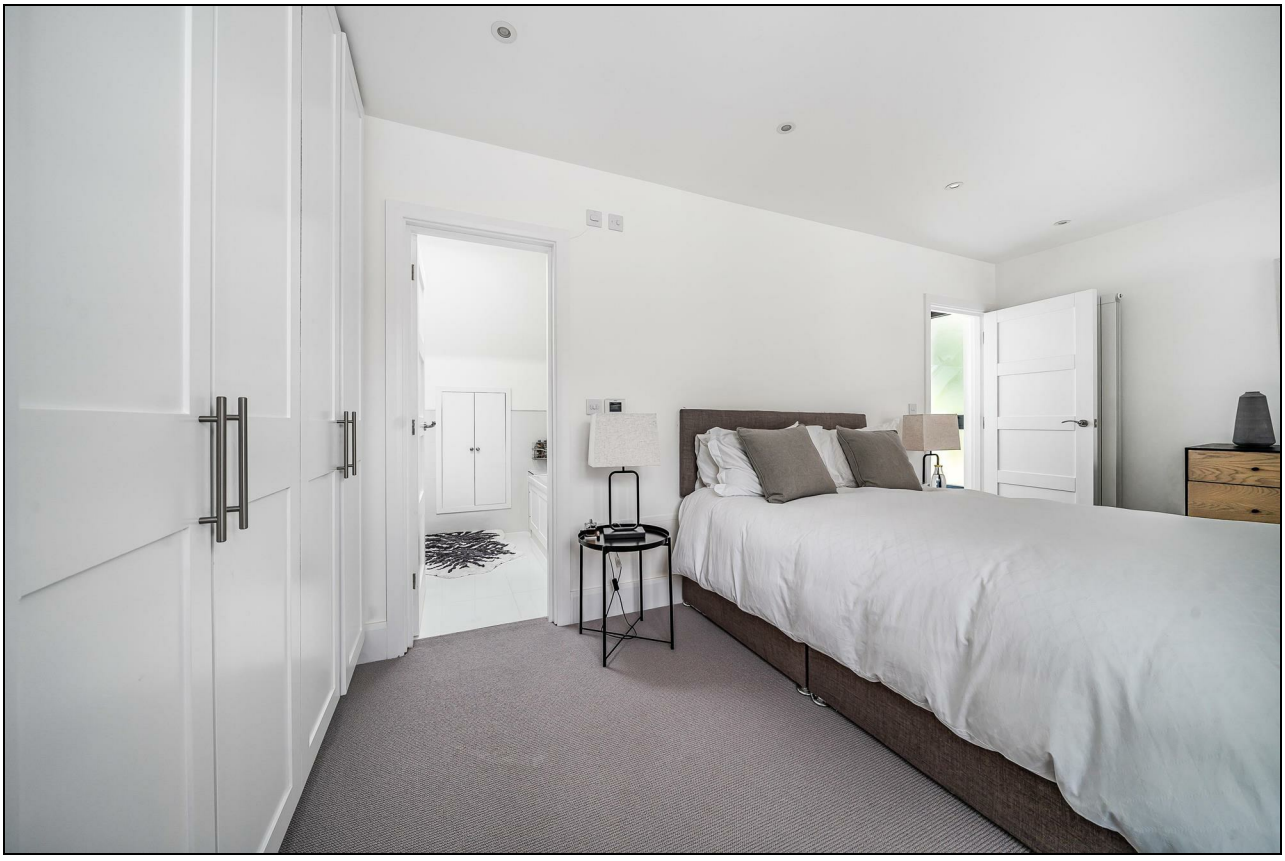





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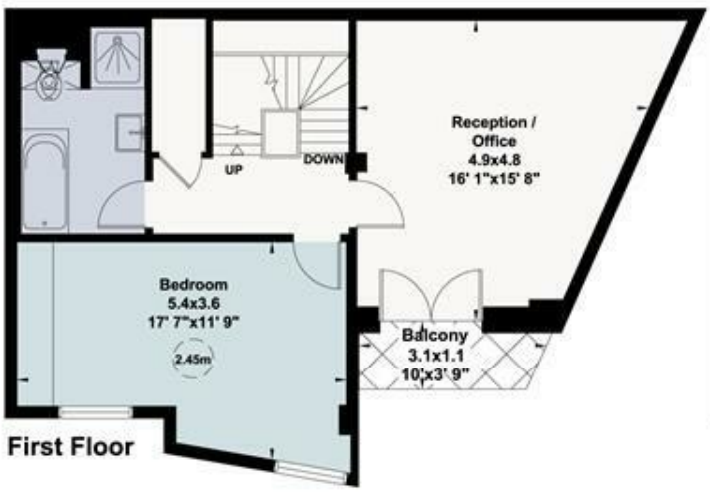




# Coachworks Mews, NW2

Gross internal area (approx.)
199 Sq m (2137 Sq ft) Including Under Eaves
195 Sq m (2098 Sq ft) Excluding Under Eaves
Outside Space (approx.)
27 Sq m (292 Sq ft)
For identification only, Not to Scale

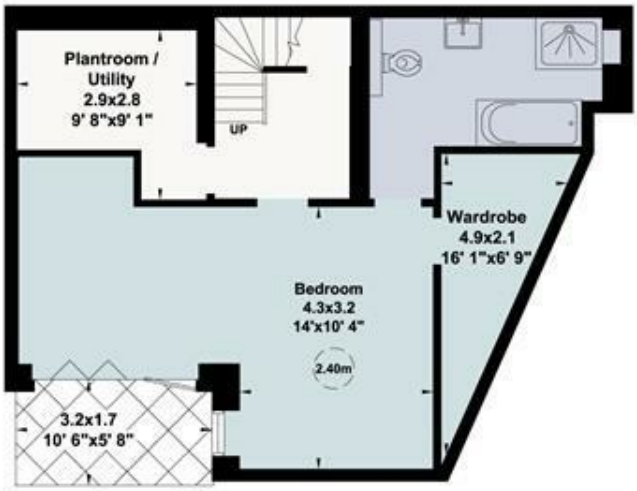
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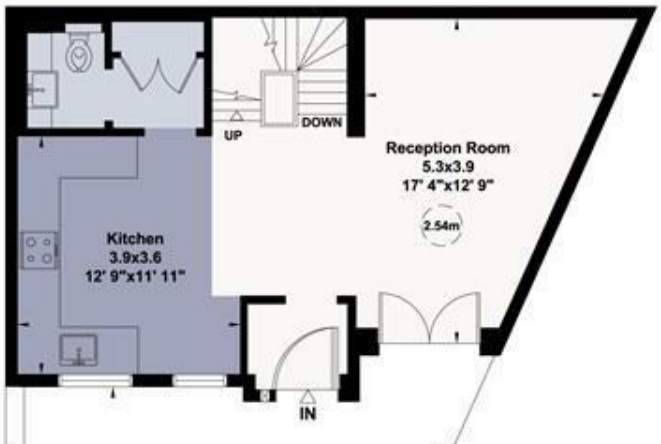

First Floor

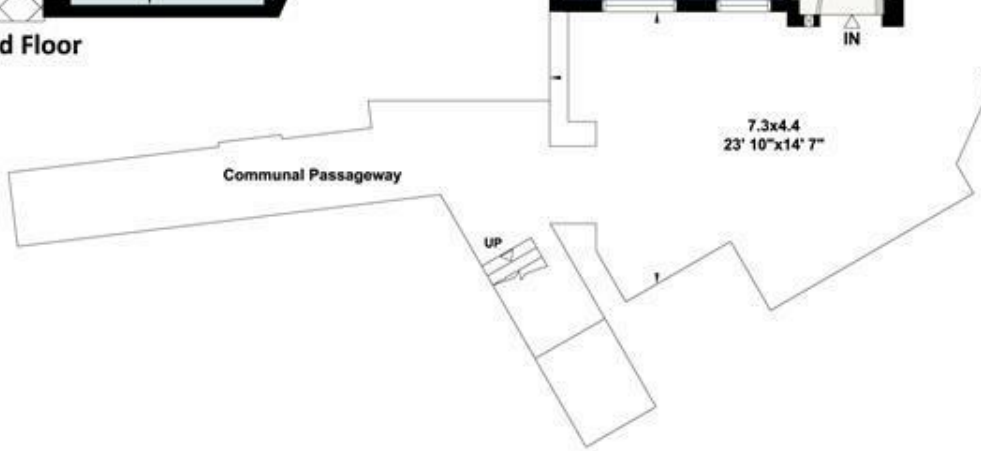



Second Floor




Lower Ground Floor




Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).