



Pattison Road

Hampstead, NW2

Asking Price £1,000,000

A rare opportunity to acquire an attractive period house in Hampstead, offering considerable scope for refurbishment and improvement with the additional benefit of a south facing garden.

Requiring complete modernisation and refurbishment throughout, the house presents an excellent opportunity for purchasers to create a bespoke home tailored to their own tastes and requirements. Subject to the necessary planning permissions and consents, there may also be potential to reconfigure or extend the accommodation.

The house is well located for local shops, cafes and restaurants as well as bus links to central London. Golders Hill Park and tennis courts is located 0.7 miles away.

Sole agent.

CHESTERTONS



Pattison Road

Hampstead, NW2

- Freehold house
- Unmodernised condition
- South facing garden
- Close to shops and bus links
- Chain free
- Sole agent



Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough of Barnet
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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○ - Ceiling Height



Approx Gross Internal Area 1490 Sq Ft - 138.42 Sq M

Approx. Floor Area Including Restricted Heights 1656 Sq Ft - 153.84 Sq M
(Including Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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