



**Aldred Road, West Hampstead, NW6**

**FREEHOLD**

**£1,700,000**

SOMMERVILLE FLURY

# Aldred Road, West Hampstead

## *Description:*

A rare opportunity to acquire a substantial terraced house in the heart of West Hampstead, offering excellent scope for modernisation and strong potential to add value; ideal for families looking to establish themselves in one of North West London's most sought-after neighbourhoods.

Arranged over four levels, the property provides flexible accommodation with clear potential to reconfigure. The lower ground floor comprises a kitchen and additional reception room, presenting clear potential to reconfigure into a contemporary open-plan living space. This level provides direct access to a charming south-west facing garden, with both lawned and paved areas—perfect for family use, outdoor dining, and entertaining.

The ground floor offers three bedrooms and a family bathroom, complemented by wood flooring and a charming bay window to the front. The first floor provides two further bedrooms and an additional bathroom, creating well-balanced family accommodation.

The loft has been previously converted into a spacious studio room with access to a private terrace, offering versatile additional space for a home office, guest suite, or playroom.

Houses of this size and potential are rarely available in West Hampstead, making this an excellent opportunity to refurbish and create a bespoke family home in a highly sought-after location.

- Substantial Terraced House c. 2500 sq ft
- Prime West Hampstead Location
- Excellent Scope for Modernisation



# Aldred Road, West Hampstead

## *Location:*

Aldred Road is a highly sought-after location in the heart of West Hampstead, just moments from the vibrant West End Lane, renowned for its eclectic mix of independent shops, cafés, bars, and restaurants. The property benefits from excellent transport connections, with West Hampstead's Jubilee Line, Thameslink, and Overground stations all within easy reach, providing swift access to Central London and beyond.

The area is particularly popular with families, offering a range of local amenities including parks, playgrounds, and two Ofsted "Outstanding" rated schools. A popular weekly farmers' market is also nearby, perfect for enjoying fresh, locally sourced produce.

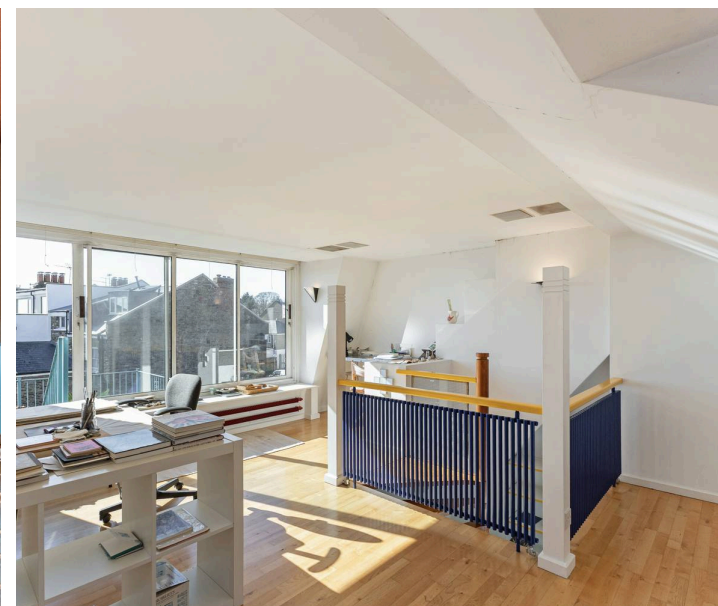
For outdoor leisure, the expansive green spaces of Hampstead Heath and Primrose Hill are close at hand, offering a peaceful retreat from city life.



Council Tax band: G

Tenure: Freehold

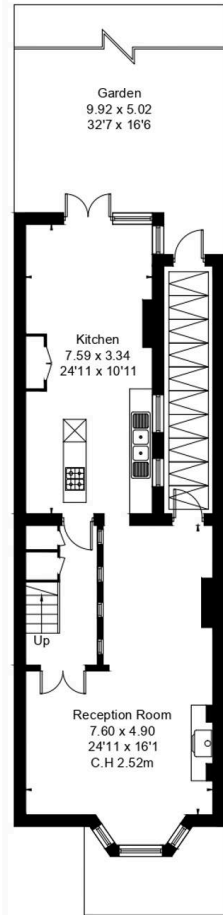
- Substantial Terraced House c. 2500 sq ft
- Prime West Hampstead Location
- Excellent Scope for Modernisation
- Six Bedrooms
- Two Bathrooms
- South West Facing Garden
- Private Roof Terrace



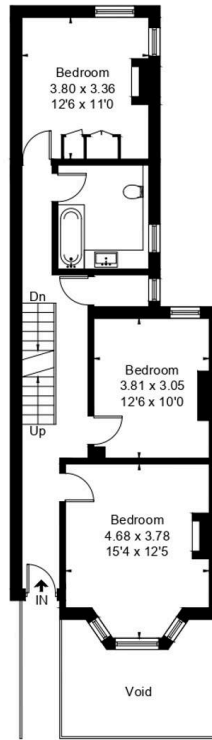


# ALDRED ROAD, NW6

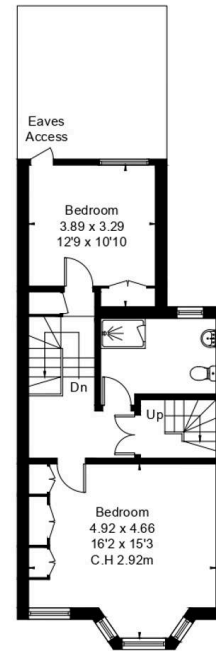
Approximate Floor Area = 230.9 sq m / 2485 sq ft



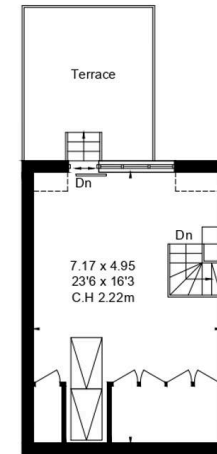
Lower Ground Floor



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105451

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