Rose & Co Estates

Kingsgate Road, West Hampstead, London



- 2 bedroom garden flat in this period converted house on Kingsgate Road between Quex Road and Smyrna Road
- Excellent reception with wood flooring and ornate fireplace, fitted open plan kitchen, high ceilings
- Side return potential to extend to rear to build a conservatory and extension to create 2 double bedroom 2 bathroom
- With easy access to West Hampstead village and its transport links, local shops and restaurants
- Lovely rear garden with 3 tiers paved patio and lawn and decked sections
- subject to necessary consents. Share of freehold 999 from 1992. Viewing via Sole agents Rose & Co Estates







Asking price £475.000 subject to contract

Exterior

Entrance Hall
Wood floors

Reception *16' 5" x 16' 3" (5m x 4.96m)*
Bay sash window, wood flooring, high ceilings, fireplace. Open plan kitchen along back wall.

Open plan kitchen area *13' 0" x 4' 0" (3.96m x 1.22m)*
Fitted wall and base units and sink unit. Integrated fridge freezer. oven hob extractor. Cupboard housing/space for washing machine and dryer. Wood flooring.

Bedroom 1 *12' 6" x 10' 5" (3.80m x 3.17m)*
Sash window. Wood flooring. Built in wardrobes.

Bathroom/WC *6' 8" x 6' 5" (2.04m x 1.96m)*
3 piece suite, part tiled wall, window.

Bedroom 2 *9' 8" x 6' 7" (2.94m x 2.00m)*
Doors to Garden. Wood flooring

Rear Garden *42' 8" x 16' 5" (13m x 5m)*
Exceptional rear garden on 3 levels paved patio then lawn area and then raised decked area to back. Side return potential to extend to rear to build a conservatory and extension to create 2 double bedroom 2 bathroom flat subject to necessary consents.

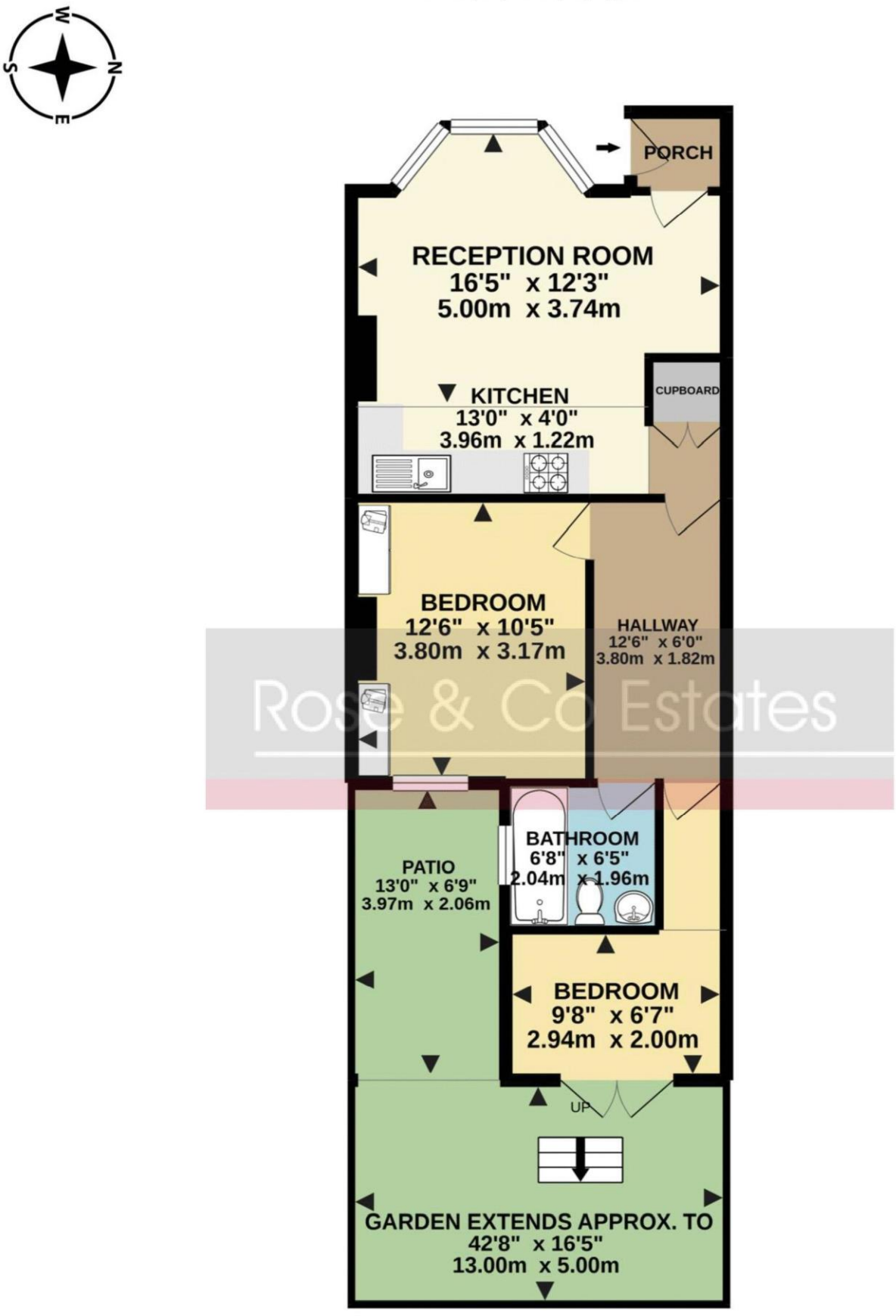
Side return Patio *10' 2" x 6' 9" (3.09m x 2.06m)*
Paved side return patio potential to extend on to.

Kingsgate Road, NW6

Approximate Gross Internal Area:

577 sq.ft. (53.6 sq.m.)

LOWER GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



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Whilst every attempt has been made to ensure the accuracy of the floorplan in this document, measurements of doors, windows, rooms and any other areas are approximate and ZM Studio or the Estate Agent hold no responsibility for any errors or omissions.

This floor plan is for illustrative purposes only and should be used as such.

Energy performance certificate (EPC)

21a, Kingsgate Road
LONDON
NW6 4TD

Energy rating

E

Valid until	Certificate number
12 September 2028	**0268-9037-7291-6508-2944**

Property type

Basement flat

Total floor area

54 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

See how to improve this property's energy performance.