



Glenbrook Road | London | NW6

Guide Price: Guide price  
£1 250 000

 **DRAPER**  
LONDON



Situated on one of West Hampstead's most desirable residential streets, this unmodernised mid-terrace house presents an outstanding opportunity to create a home of exceptional quality.

Extending to approximately 1,243 sq ft, the property currently comprises three reception rooms, a separate kitchen, three bedrooms, and a bathroom. The house also benefits from a private rear garden and offers potential scope for extensions and reconfiguration, including possibilities to the side at ground level and into the loft (subject to all necessary planning permissions).

Glenbrook Road enjoys a peaceful yet highly convenient location, moments from the boutiques, cafés, and restaurants of West Hampstead, and within easy reach of West Hampstead Underground, Overground, and Thameslink stations.

- 3 spacious reception rooms
- 1 bathroom
- 1,243 sq ft of space
- Close to amenities
- Viewing recommended
- 3 bedrooms
- Mid-terrace house
- Located on Glenbrook Road
- Front & Rear garden access

Local Authority: Camden

Council Tax Band: F

EPC: D

Tenure: Freehold





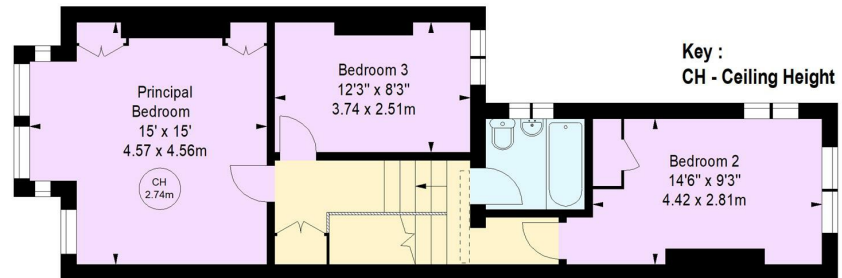




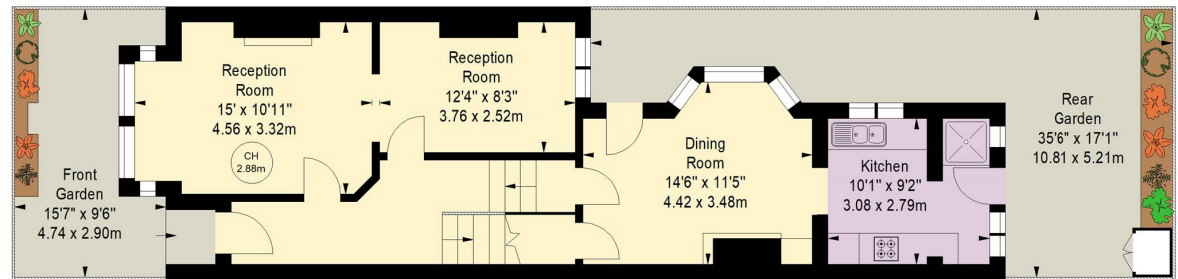


## Glenbrook Road, NW6

Approximate gross internal area  
115.47 sq m / 1,243 sq ft



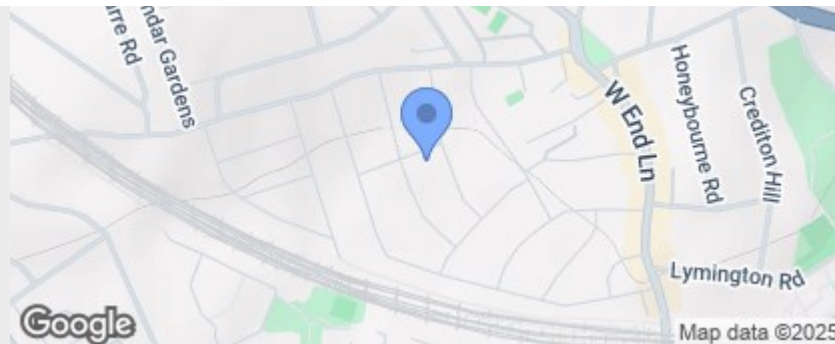
First Floor



Ground Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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