



## West Hampstead Mews | London | NW6

£995,000 | Freehold

2 2 1 C

**ADN**  
RESIDENTIAL

A beautifully presented freehold property, discreetly positioned in the heart of West Hampstead on a charming cobbled mews. Extending to approximately 1,069 sq ft, this exceptional home offers thoughtfully designed living space complemented by a generous private roof terrace and patio. Upon entry, a striking 30 ft reception room provides an impressive yet inviting setting for both relaxing and entertaining, flowing seamlessly into a spacious eat-in kitchen and family room with direct access to a private patio.

The upper floors host a superb principal bedroom with extensive bespoke built-in storage and en-suite shower room, a well-proportioned second double bedroom, a contemporary and a beautifully appointed family bathroom. The crowning feature is the magnificent private roof terrace, offering far-reaching views and an idyllic outdoor retreat.

Further benefits include a guest cloakroom and on-street permit parking.

West Hampstead Mews is superbly situated just 0.1 miles from the vibrant array of local amenities, cafés, and excellent transport connections that West Hampstead provides.

- Freehold
- Two Bedroom
- 30" Reception Room
- Guest W/C
- Roof Terrace & Patio
- Two Bathroom
- Eat In Kitchen
- Permit Parking

Council Tax Band: F  
EPC: C







# WEST HAMPSTEAD MEWS

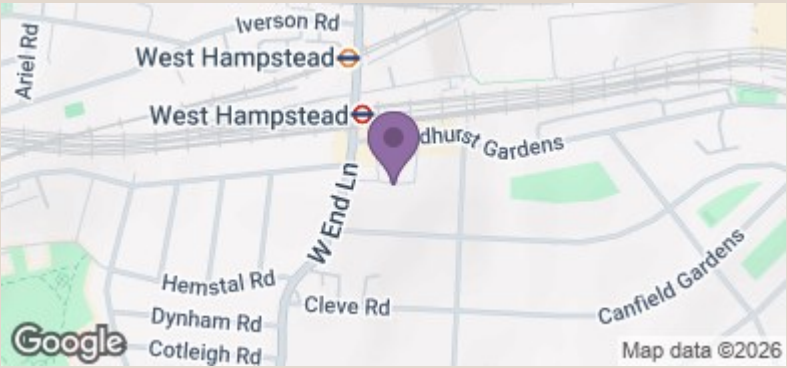
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1069 SQ FT - 99.33 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 60 SQ FT - 5.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 77                      | 77        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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