



## West Hampstead Mews | London | NW6

Asking price £1,300,000 | 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





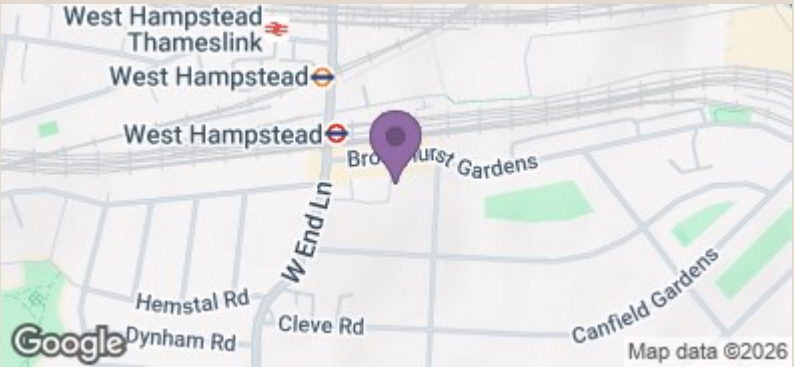
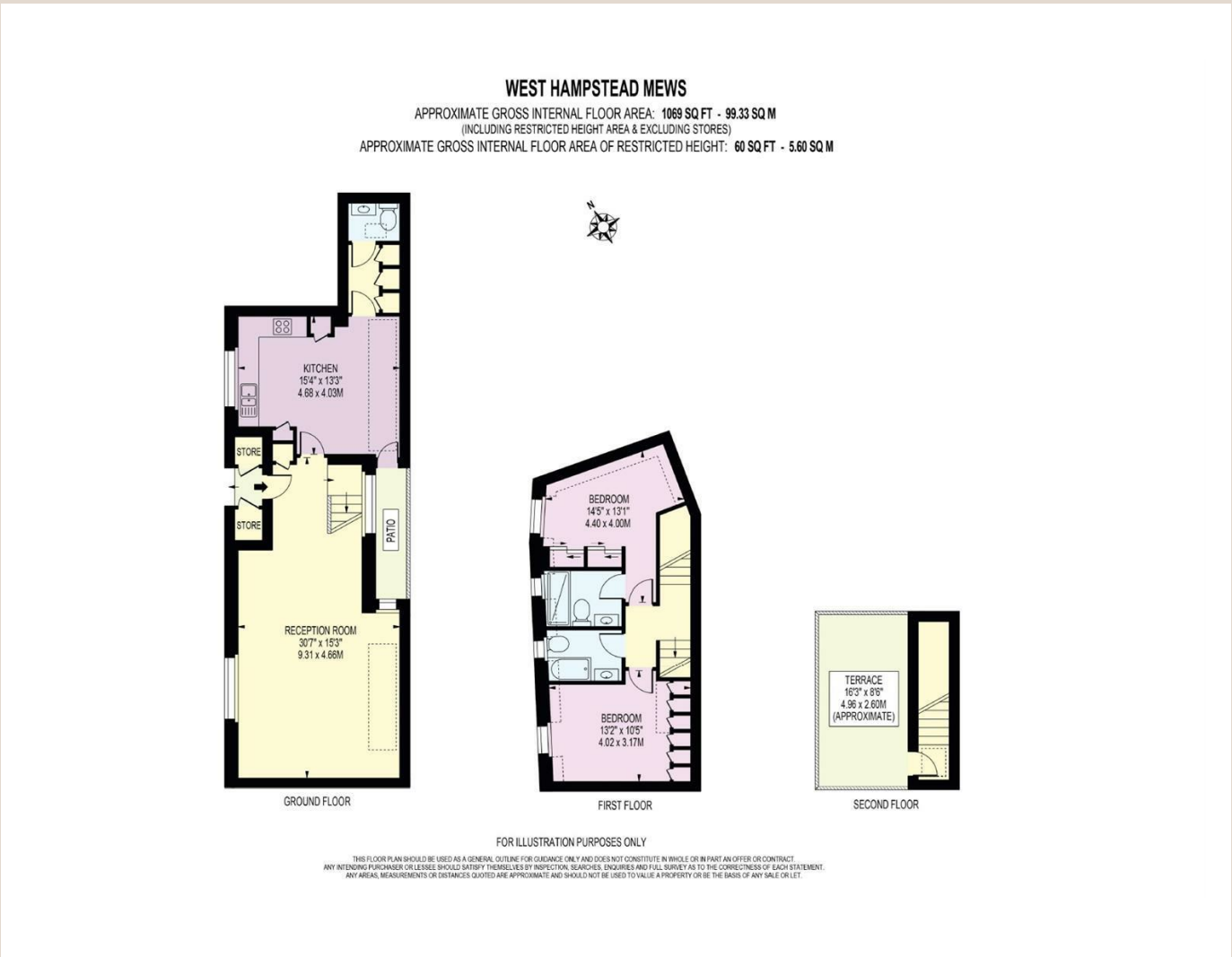












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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