

175 WEST HEATH ROAD, HAMPSTEAD, LONDON NW3



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In the same ownership for 43 years, a semi-detached bay fronted house providing 2.327 sq ft/ 216 sq m of accommodation plus an undeveloped lower floor with the potential to create additional accommodation - subject to any consents required. The house, which is in need of updating, features a 45ft west facing garden, front garden with off-street parking and is located within a short walk of Hampstead Heath and Golders Hill Park and close to the facilities of Childs Hill and Finchley Road.

### **ACCOMMODATION AND AMENITIES:**

5 BEDROOMS, DRESSING ROOM, BATHROOM, SHOWER ROOM, 2 INTERCOMMUNICATING RECEPTION ROOMS, STUDY, KITCHEN, GUEST CLOACKROOM, UNDEVELOPED LOWER FLOOR, 45ft WEST FACING GARDEN, TERRACE, BALCONY, OFF STREET PARKING. EPC RATING: E

**GUIDE PRICE: £2,350,000** *SUBJECT TO CONTACT*, **FREEHOLD**  
**JOINT SOLE AGENT**



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