



2 bed maisonette to buy in NW2

Somali Road, Hampstead, London, NW2 3RN

£500,000 Starting Bid

H x 2 **D x 1** **B x 1**

Tenure

Share Of Freehold

Residents parking

Property features

- ✓ Two bedroom garden flat
- ✓ Double volume reception
- ✓ Chain Free
- ✓ South west facing garden
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band E**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000

This exceptional two-bedroom ground floor garden flat offers generous living accommodation, a private entrance, and a superb south west-facing private garden, all set within one of West Hampstead's most sought-after tree-lined residential turnings.

The property boasts an impressive 40-foot reception and dining room, providing outstanding space for both entertaining and everyday living. A substantial kitchen/breakfast room offers excellent storage and workspace, while the two well-proportioned bedrooms are complemented by a spacious bathroom.

The private west-facing garden is a particular highlight, providing a peaceful outdoor retreat that enjoys afternoon and evening sunshine.

Ideally located within easy walking distance of West End Lane, residents benefit from an excellent selection of cafés, restaurants, boutique shops and supermarkets, together with superb transport connections including West Hampstead Underground (Jubilee Line), Thameslink and Overground stations.

This is a fantastic opportunity for owner-occupiers, investors or downsizers seeking a spacious home in a prime location.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax Band: E

Tenure: Share Of Freehold

Price: Starting Bid £500,000

Property Type: Maisonette

Parking: Residents

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Somali Road, Hampstead, London, NW2 3RN

Contact your local branch today for more information on this property:

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