


## 4 bed mews house to buy in NW3

Hodes Row, Hampstead , London, Greater London, NW3 2JZ

# £1,000,000 Starting Bid

x 4 x 2 x 1

Tenure

**Freehold**

Allocated parking

## Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- A Quiet and Secure Gated Mews Development
- Freehold: Four-Bedroom House Arranged Over Three Storeys
- Excellent Opportunity to Create a Stunning Contemporary Home (Subject to Necessary Consents, if Required )

## Key Information

- Council Tax: Band G
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good


### Arrange a viewing

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Branch Manager
London Auction

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- Flexible viewing slots
- Accompanied viewings

## Description

A rare opportunity to acquire a four-bedroom mews house in one of North West London's most sought-after locations, offering exceptional scope for a full refurbishment project and value enhancement.

Occupying a secluded position within an exclusive gated mews of just three houses, this distinctive three-storey freehold home is offered to the market requiring complete modernisation, presenting an exciting opportunity for investors, or owner-occupiers to create a bespoke residence.

The accommodation extends over three floors and currently comprises four bedrooms, two bathrooms, a spacious reception room measuring approximately 20ft with sliding doors opening onto a full-width balcony, a separate kitchen, utility room and a private courtyard garden. The impressive principal bedroom occupies the top floor and benefits from its own private balcony, while the flexible layout offers excellent potential for reconfiguration, subject to any necessary consents.

Situated off the quiet residential Estelle Road, Hodes Row enjoys a peaceful yet highly convenient setting within the desirable Mansfield Conservation Area, moments from the open green spaces of Hampstead Heath. The property is perfectly positioned to take advantage of the area's outstanding lifestyle amenities, including the cafés, restaurants and independent shops of South End Green, Dartmouth Park, Swain's Lane and Hampstead Village.

Hampstead Heath, with its renowned bathing ponds, Parliament Hill Lido, woodland walks and panoramic views across London's skyline, is just a short stroll away, making this an exceptional location for both families and professionals alike.

Excellent transport connections are provided by Gospel Oak Overground Station, located nearby, together with Kentish Town Underground (Northern Line), Thameslink services and an extensive network of bus routes, offering easy access across Central London and beyond.

This is an increasingly rare opportunity to acquire a generously proportioned mews home in a prime Hampstead Heath location with outstanding potential to refurbish, remodel and add significant value, subject to the necessary planning permissions and building regulations.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £1,000,000

Property Type: Mews house

Parking: Allocated

Year built: 1986

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

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

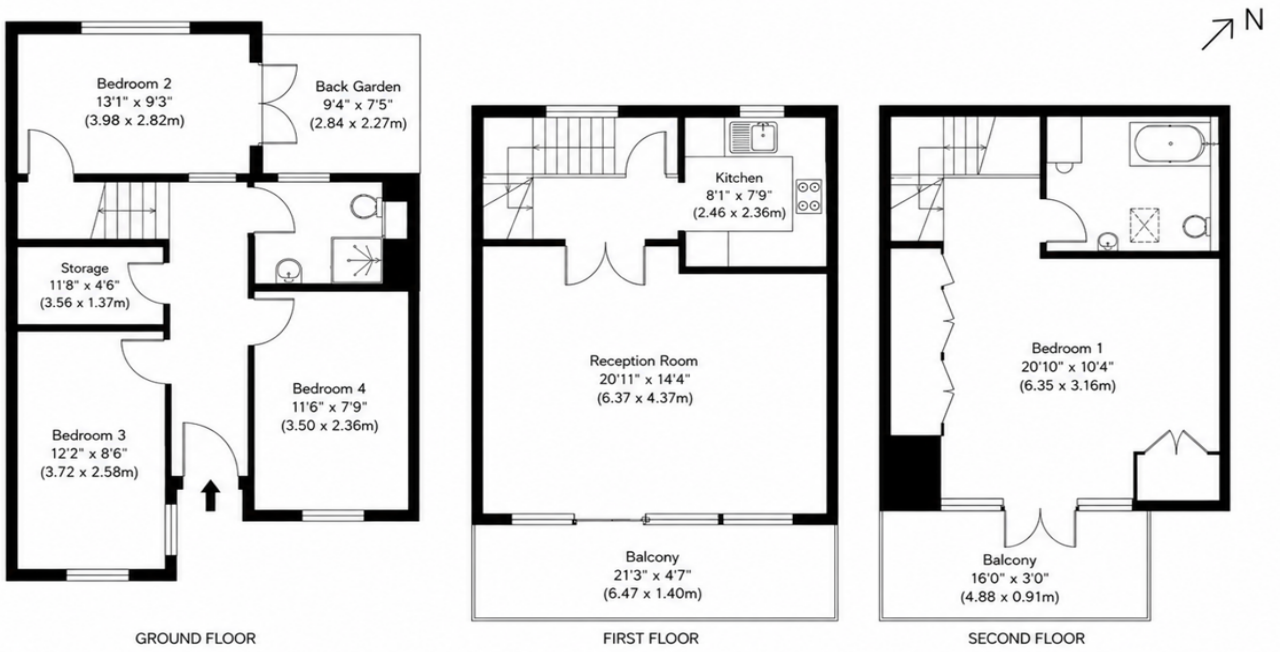
Air conditioning: No

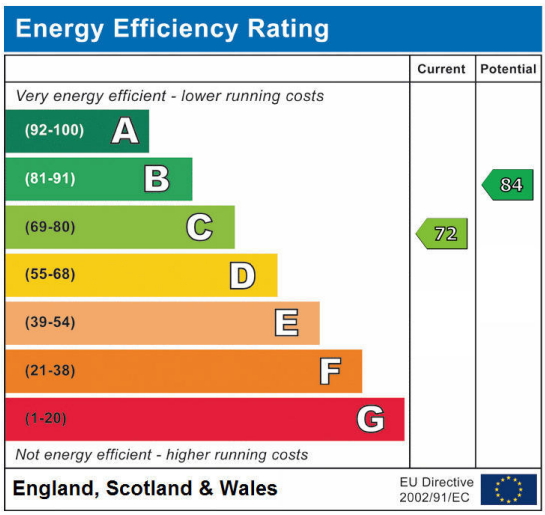
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

# HODES ROW, NW3

Approximate Gross Internal Area = 121.5 Sq m / 1308 Sq ft




Hodes Row, Hampstead , London, Greater London, NW3 2JZ

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

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