



Mackeson Road, London

NW3

HAMPTONS
INTERNATIONAL

Beyond your expectations

Unmodernised house presenting exciting opportunity. EPC:D

5/6 bedrooms | 2/3 reception rooms | 2 bathrooms | kitchen breakfast room | utility room | rear garden

Guide Price £2,100,000 Freehold

Description

Available for the first time in over 70 years, a fantastic opportunity to acquire an unmodernised house in this most popular residential address just below the heath, offering in excess of 2000 sq ft of flexible accommodation laid out across only 3 floors and offering great potential.

The house presents an array of lovely rooms of generous proportions each illuminated with natural light. The current layout provides 5/6 bedrooms with 2/3 reception rooms, but clearly the property is suitable for someone looking create a home to their own requirements. Subject to planning permission, the house could potentially be increased in size.

The positioning of Mackeson Road allows access to the heath itself, the cafes and everyday facilities of South End Green and Hampstead overground station. The boutiques and fine eateries of Hampstead Village are also within striking distance.

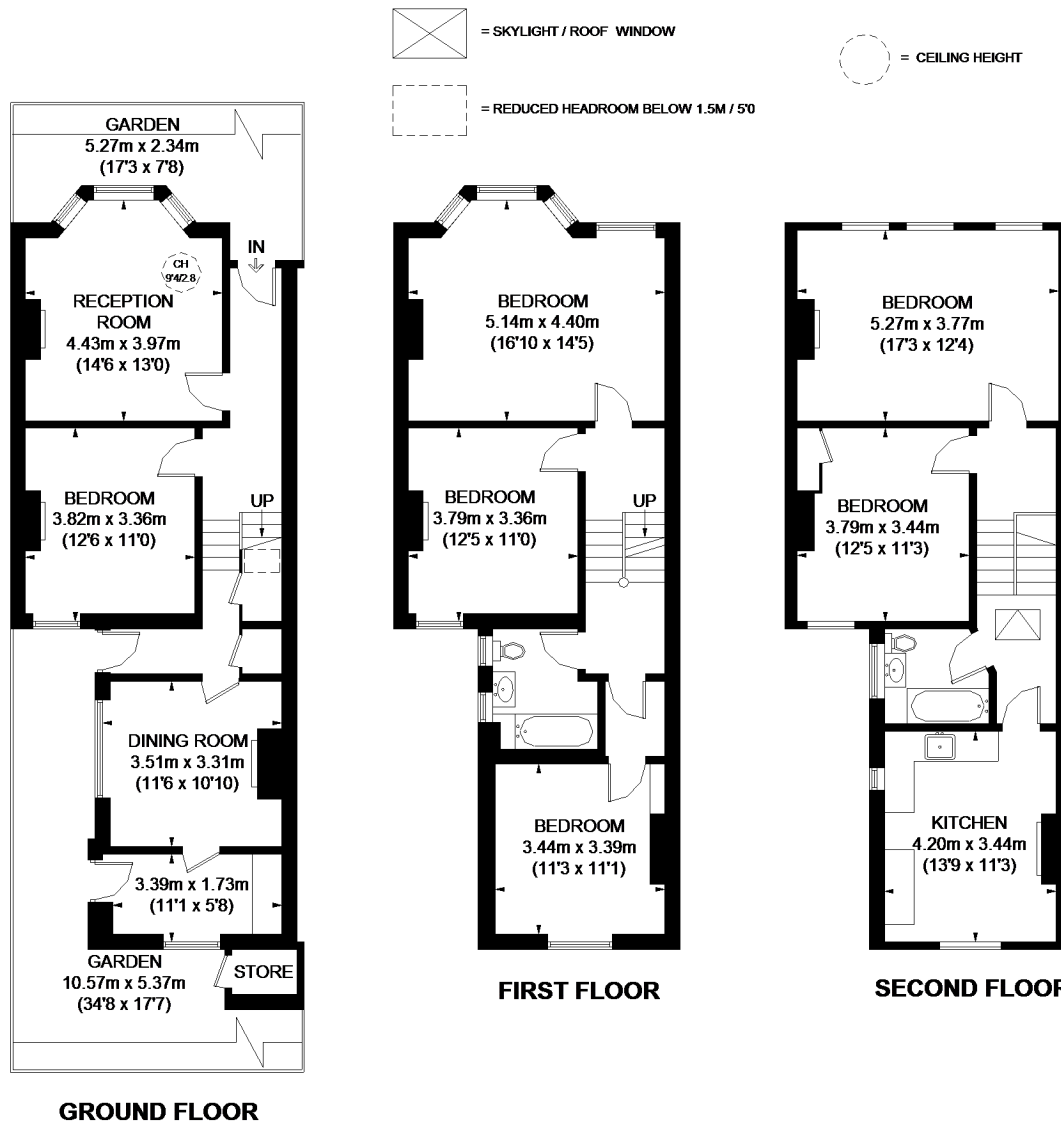


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MACKESON ROAD



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 669 SQ. FT. (62.2 SQ. M.)
FIRST FLOOR = 674 SQ. FT. (62.6 SQ. M.)
SECOND FLOOR = 676 SQ. FT. (62.8 SQ. M.)
REDUCED HEADROOM
3 SQ. FT. (0.3 SQ. M.)
STORE = 13 SQ. FT. (1.2 SQ. M.)
TOTAL = 2035 SQ. FT. (189.1 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID234944)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

