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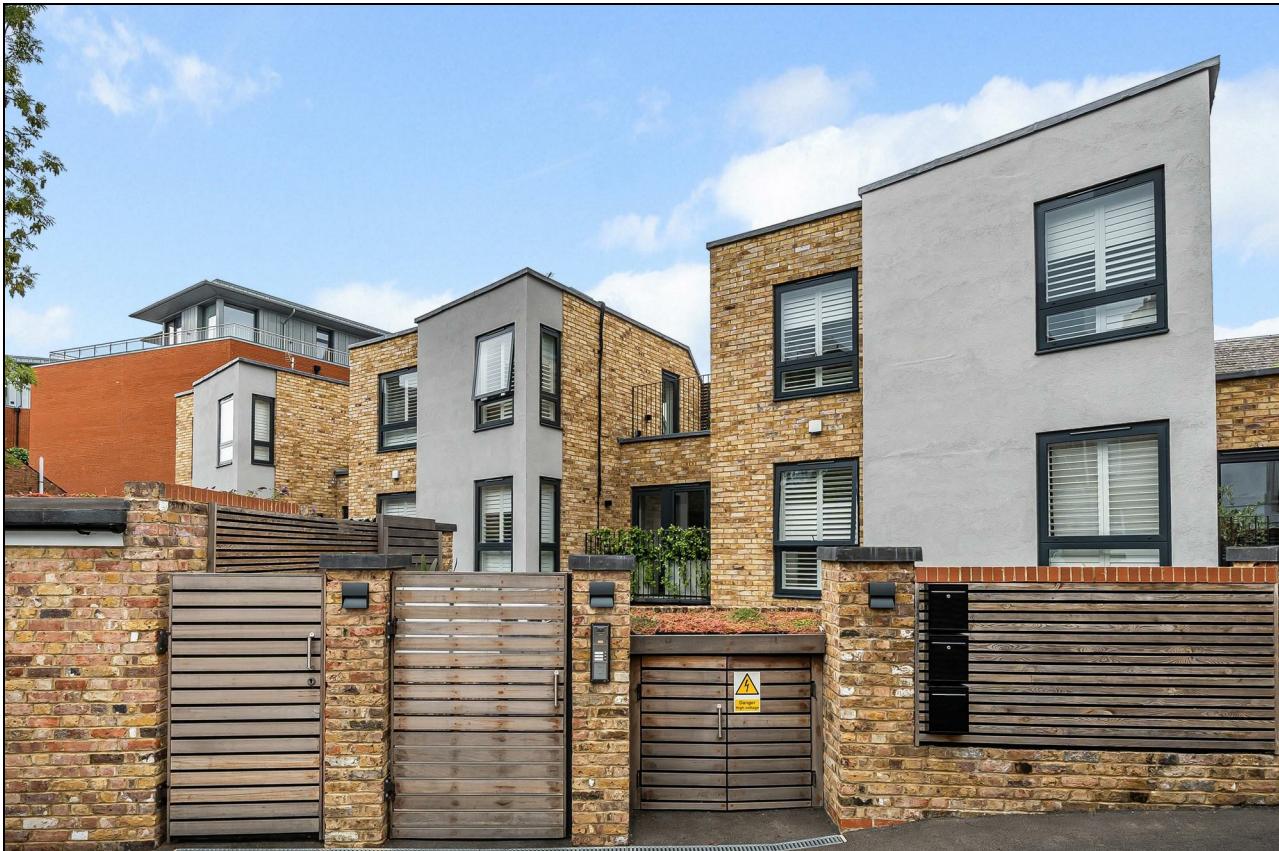
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## Pattison Road Hampstead NW2

Forming one of a terrace of three newly built, strikingly contemporary houses, discretely located within a gated mews off Pattison Road on the lower western slopes of Hampstead, is this bright four storey three/four bedroom, end of terrace family home which has been built and finished to an exacting standard.

This house offers 2,137 sq ft of internal accommodation arranged over four floors. The lower ground provides a master suite including sitting area, walk in wardrobe and en-suite bathroom, plus a separate utility/plant room. The ground floor offers a large open-plan kitchen/dining family room with doors onto a south facing secluded private patio garden. This floor also offers a cloaks cupboard and guest WC.

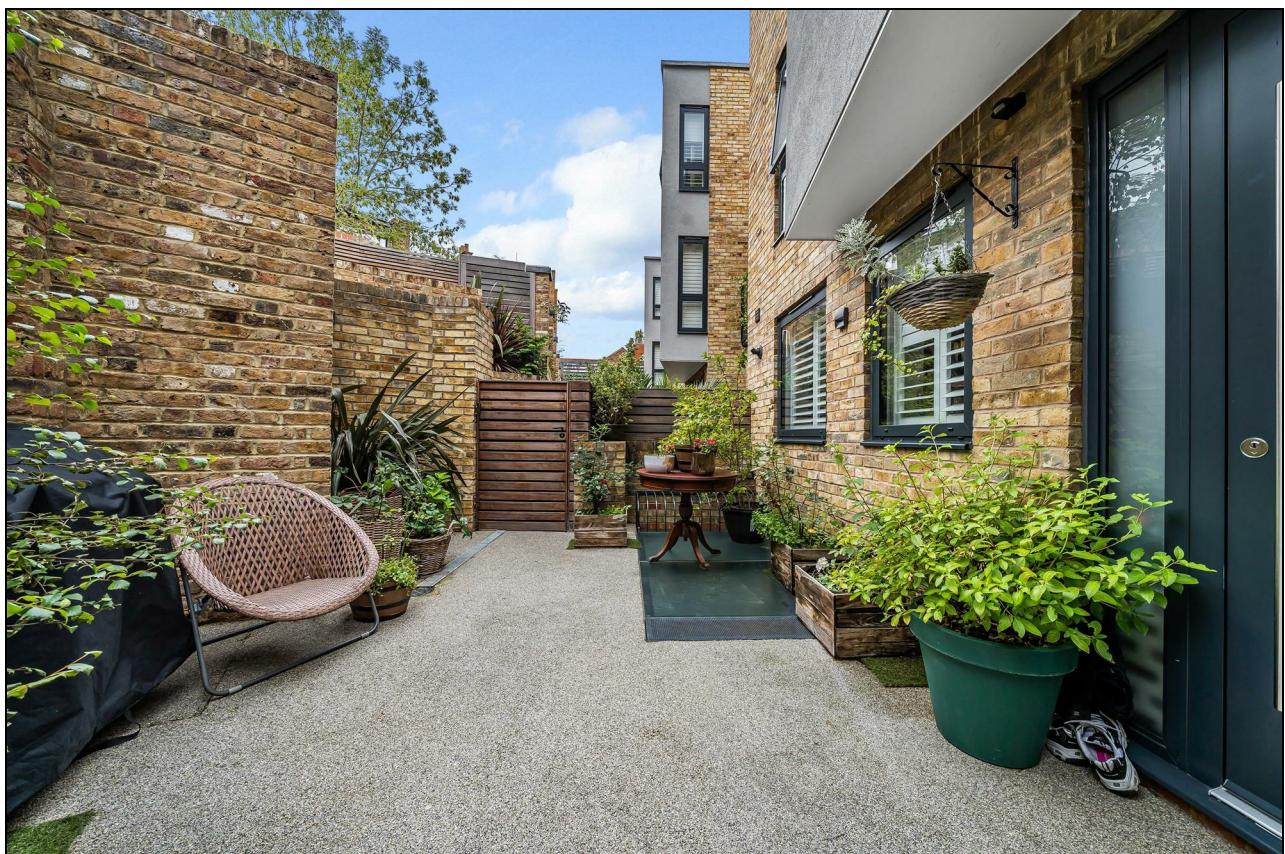
The first floor has a double bedroom, separate family bathroom and sitting room, and the top floor provides a further large guest bedroom with en-suite bathroom, plus an informal roof terrace. There is also a sun-trap balcony located at first floor level.

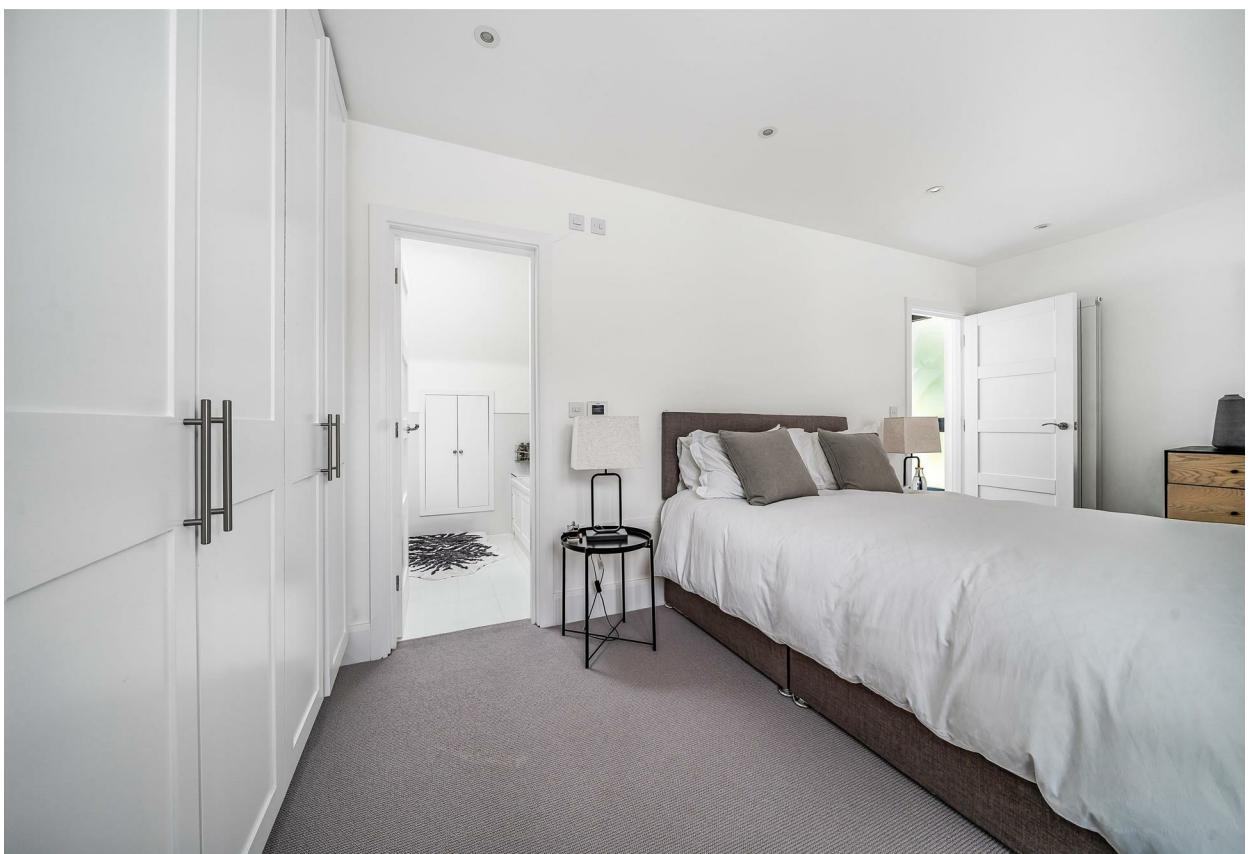
Each house has a dedicated parking space and there is a bin store area. All the public transport amenities, convenience shopping and cafes of the Finchley Road are located 100 meters around the corner.

**£5,500 Per Month**

**SOLE AGENT**







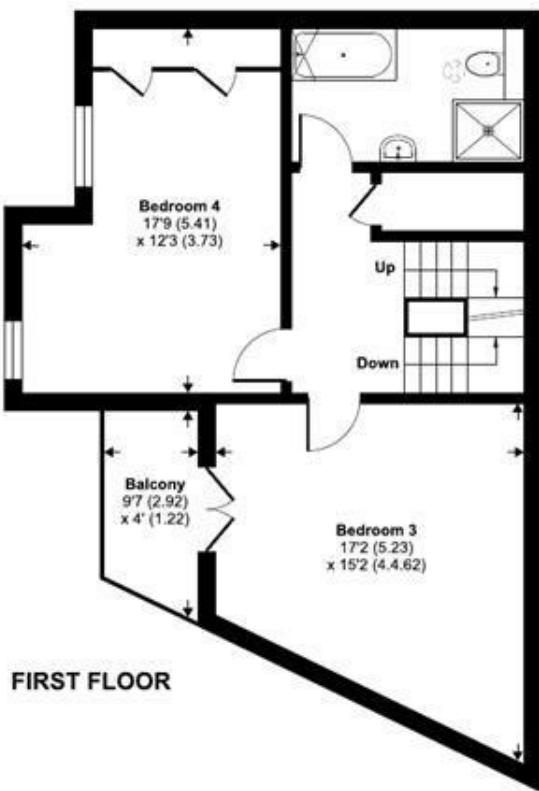
## **Coachworks Mews, London, NW2**

Approximate Area = 2056 sq ft / 191 sq m

For identification only - Not to scale



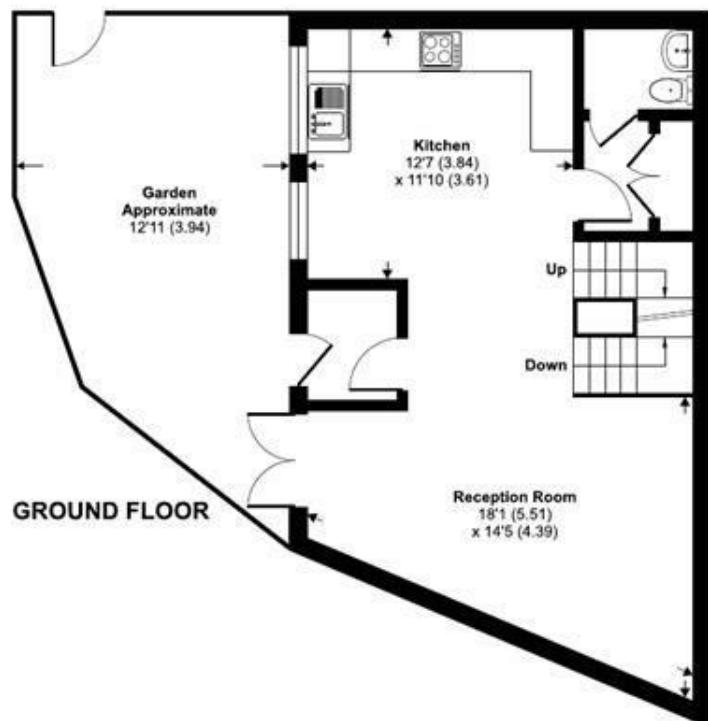
**SECOND FLOOR**



## FIRST FLOOR



## LOWER GROUND FLOOR



## GROUND FLOOR



**Certified  
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Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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