



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  2  1  D

# Berridge Mews, West Hampstead, London, NW6

## Offers In Excess Of £1,350,000



Bringing to the market as sole agents, this is a rare opportunity to acquire a beautiful home within a highly sought-after gated development in West Hampstead, ideally positioned for the area's highly regarded schools and the amenities of both West Hampstead and Hampstead.

This charming mid-terrace, three-bedroom modern house offers approximately 1,424 sq ft of well-balanced internal accommodation, complemented by a peaceful rear garden. potential development opportunity to convert the garage to a double room.

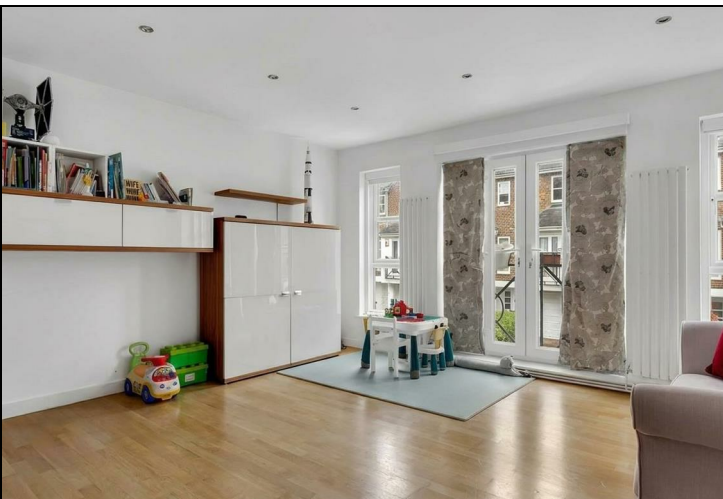
Arranged over three floors, the property comprises a well-appointed kitchen with dining area opening through a conservatory onto the private garden, a bright south-facing reception room with a Juliet balcony, three bedrooms with excellent storage, two bathrooms and a separate guest cloakroom. Further benefits include a private garage and additional off-street parking to the front.

Berridge Mews Management maintains the communal areas to a high standard, and the gated development benefits from intercom and video entry services.

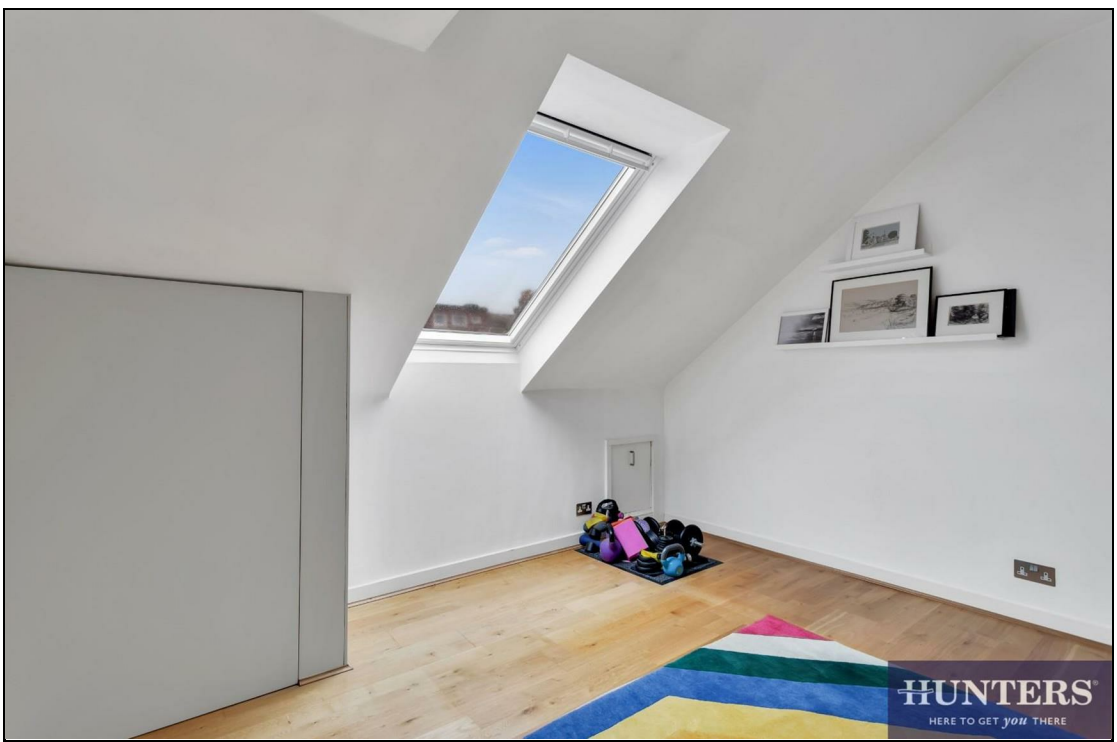
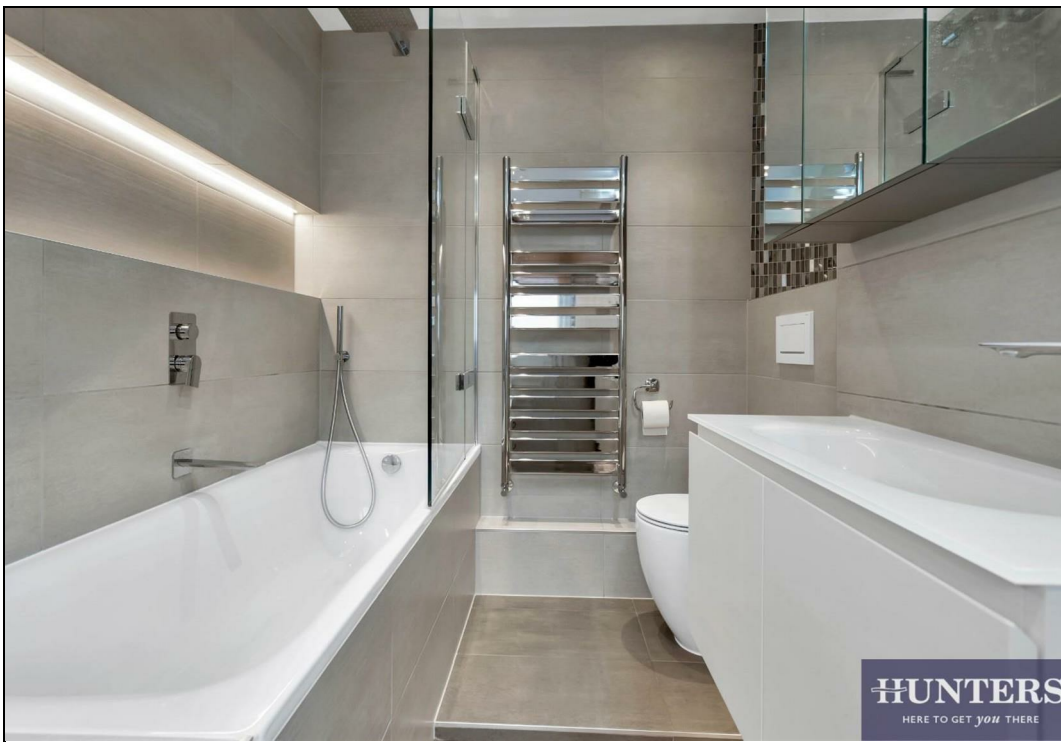
Ideally positioned close to Emmanuel School and within easy reach of the excellent amenities of West Hampstead and Finchley Road, the property offers superb access to shops, cafés, restaurants, and transport links across London. Offered chain free.

## KEY FEATURES

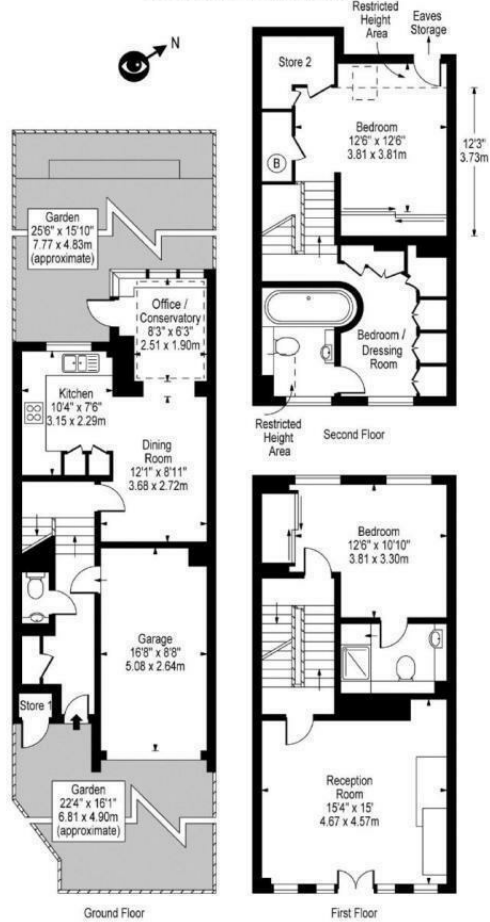
- Charming Mid-Terrace Three-Bedroom Home
  - Over 1,400 sq.ft. of internal living space
  - Off-street secure parking & private garage
  - Gated development, with intercom features
  - Bright south-facing reception room with Juliet balcony
- Potential development opportunity to convert the garage to a double room
  - Private garden
- Short walk to West Hampstead's transport links
  - Boasts of ample storage throughout







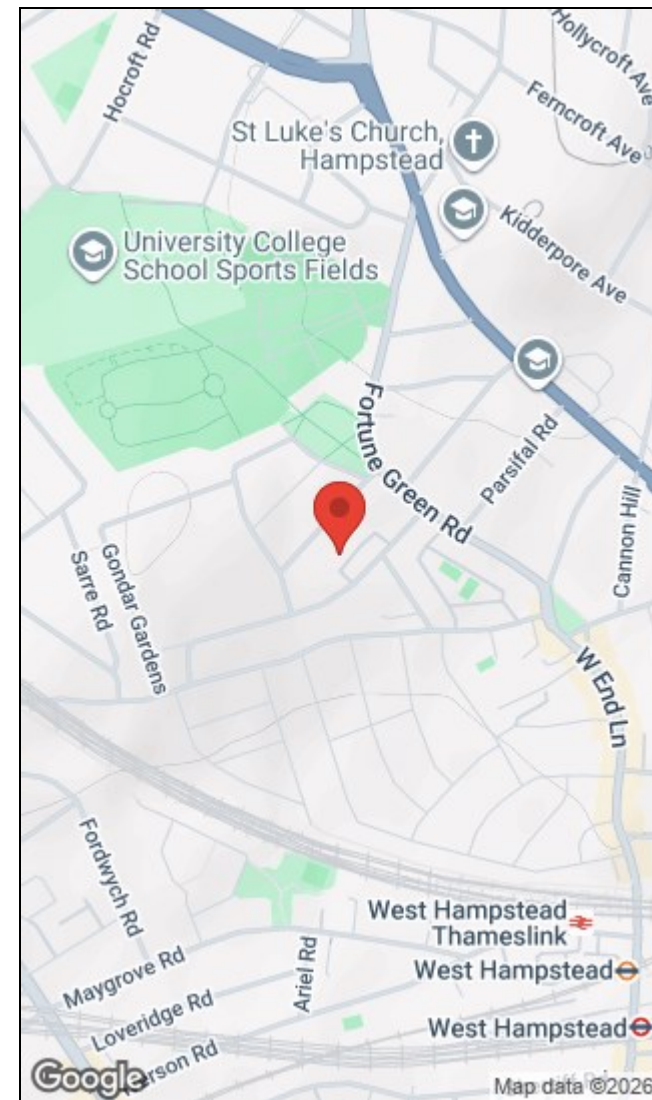
**Berridge Mews,  
West Hampstead, NW6 1RF**



Approx Gross Internal Area **1424 Sq Ft - 132.29 M**  
(Including Garage / Store 2)

(Excluding Restricted Height Area / Store 1)

For Illustration Purposes Only - Not To Scale  
Floor Plan by www.bpmmediagroup.com  
Ref: No. P34009



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
63	74
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Starside Estates Limited | Registered Address: 29 Oakwood Park Road, London, N14 6QB | Registered Number: 6741529 England and Wales | VAT No: 943 9575 77 with the written consent of Hunters Franchising Limited.