



## Berridge Mews

West Hampstead, London, NW6 1RF

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.

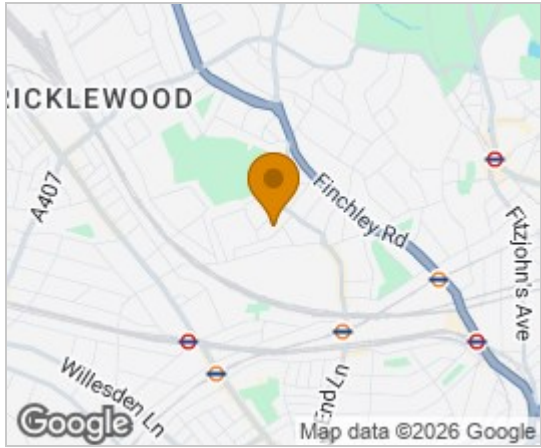
This charming mid-terrace, three-bedroom modern house offers approximately 1,424 sq ft of well-balanced internal accommodation, complemented by a peaceful rear garden. potential development opportunity to convert the garage to a double room.

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.

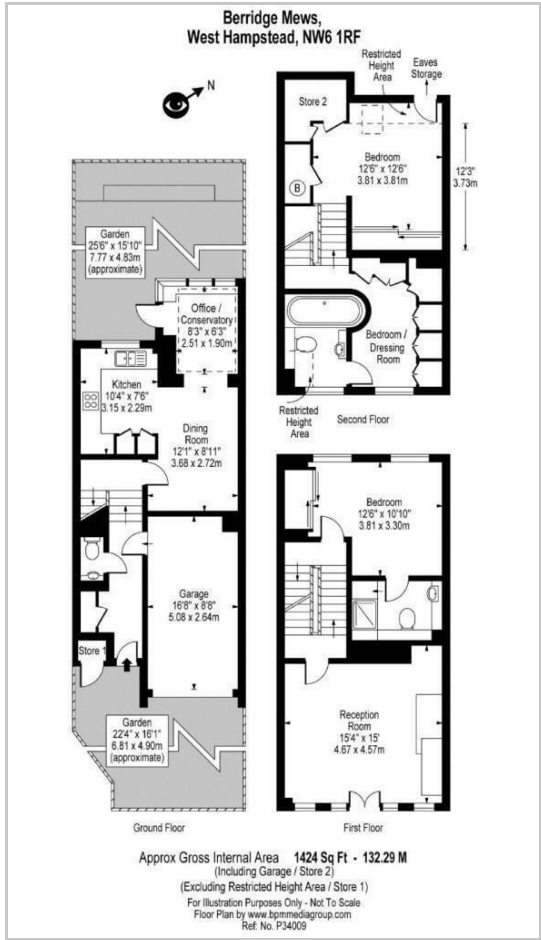
Berridge Mews Management maintains the communal areas to a high standard, and the gated development benefits from intercom and video entry services.



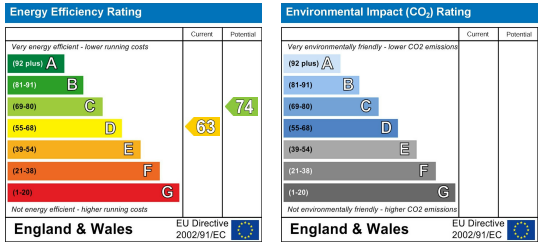
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.