



GLADYS ROAD,
WEST HAMPSTEAD, NW6



An opportunity to purchase a characterful freehold mid-terraced Victorian house with a west facing garden, currently arranged as two flats comprising 2118 square feet (197 sq. m.) which could be reinstated back to be used as delightful single family home.

The property offers huge potential, subject to the necessary consents, to expand into the loft, create a sizable roof terrace and create additional habitable accommodation on the garden level.

Gladys Road is a charming, quiet residential street at the southern end of West End Lane, positioned between Hemstal and Sheriff Road and offers close access to the exceptional and abundant facilities in West Hampstead.

GUIDE PRICE £1,795,000

SOLE SELLING AGENT

FREEHOLD

ACCOMMODATION

UMODERNISED GARDEN MAISONETTE

ENTRANCE HALL, TWO BEDROOMS, BATHROOM, RECEPTION ROOM, KITCHEN, LARGE ENCLOSED BASEMENT STORAGE AREA (STPP POTENTIAL FOR HABITAT USE), WEST FACING PRIVATE GARDEN

EER - E

MODERNISED UPPER MAISONETTE

TWO BEDROOMS, KITCHEN/BREAKFAST ROOM, BATHROOM, SHOWER ROOM, RECEPTION/DINING ROOM WITH POTENTIAL (STPP) TO CONVERT THE LOFT AND THE CREATION OF A ROOF TERRACE

EER - E

AMENITIES

RESIDENTS PARKING, FRONT GARDEN





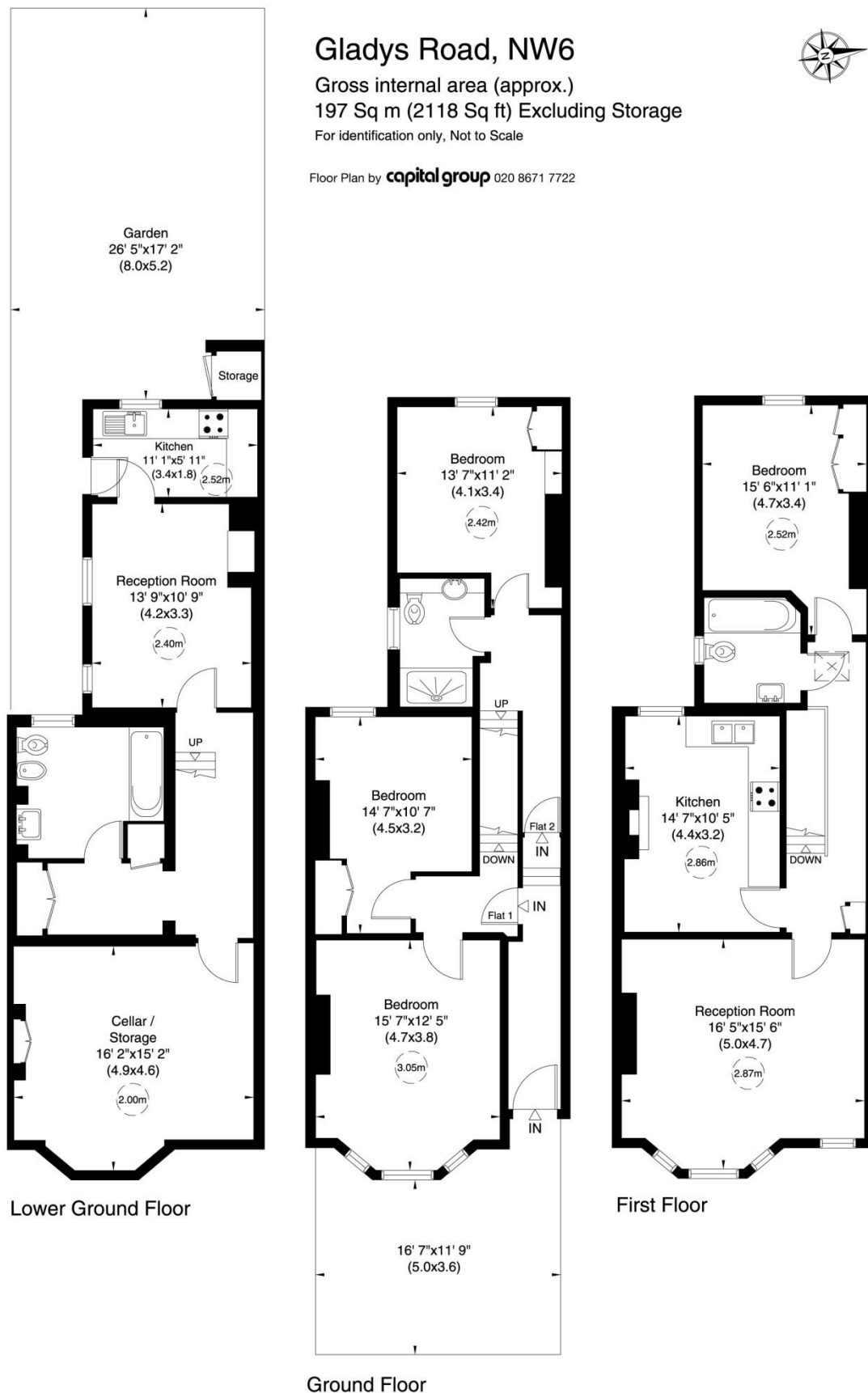
Gladys Road, NW6

Gross internal area (approx.)
197 Sq m (2118 Sq ft) Excluding Storage

For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

