



**GASCONY AVENUE**  
**WEST HAMPSTEAD, NW6**



An opportunity for an incoming buyer to create a bespoke family home of their own design, hewn from this imposing unmodernised end of terrace Victorian house, built c1883, which comprises approximately 2143 square feet (199 m<sup>2</sup>), over three floors, with an elevated south facing rear garden.

Planning has been obtained, via Camden Council, for a single storey rear extension and excavation and expansion of the existing cellar to create an enlarged basement, which will provide an additional 399 square feet (37 sq. m.). Full details can be found on Camden's website under planning application references 2022/3416/P and 2021/6056/P.

Gascony Avenue is located between Messina Avenue and Smyrna Road, less than ½ a mile from West Hampstead Thameslink, Overground and Underground Stations, and the extensive amenities provided along West End Lane.

**GUIDE PRICE £1,825,000**

**SOLE AGENT**

**FREEHOLD**

**EXISTING ACCOMMODATION & AMENITIES**

**ENTRANCE HALL, FOUR/FIVE BEDROOMS, TWO BATHROOMS, KITCHEN/DINING ROOM, DOUBLE RECEPTION ROOM, UTILTY ROOM, REAR GARDEN, BASEMENT, RESIDENTS PARKING CA-Q/R, EER – 55D**





**EXISTING PLANS**



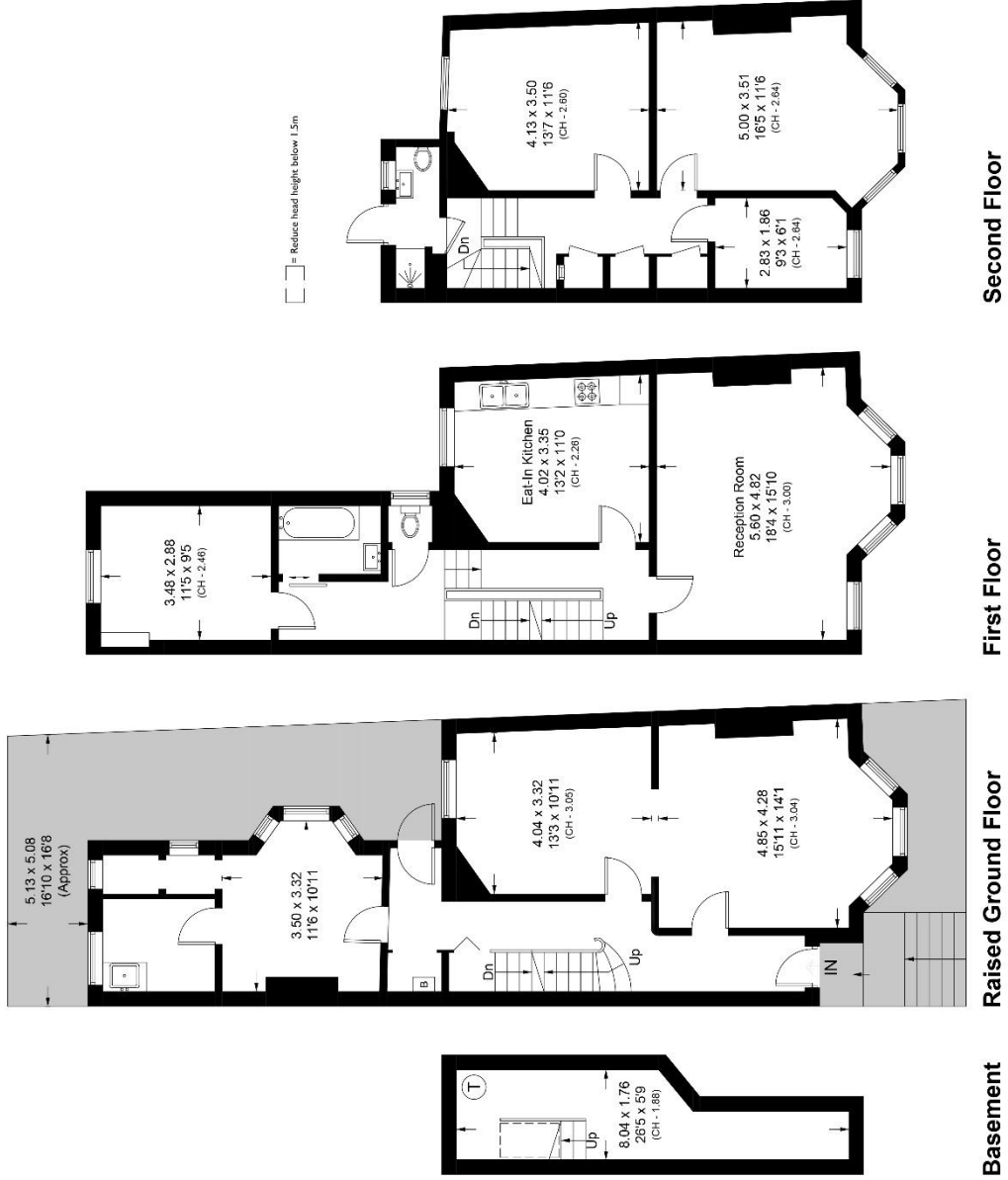
**Gascony Avenue, NW6**

Approximate Area = 187.0 sq m / 2019 sq ft

Basement = 12.0 sq m / 124 sq ft

Total = 199.0 sq m / 2143 sq ft

Including Limited Use Area (2.5 sq m / 27 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.













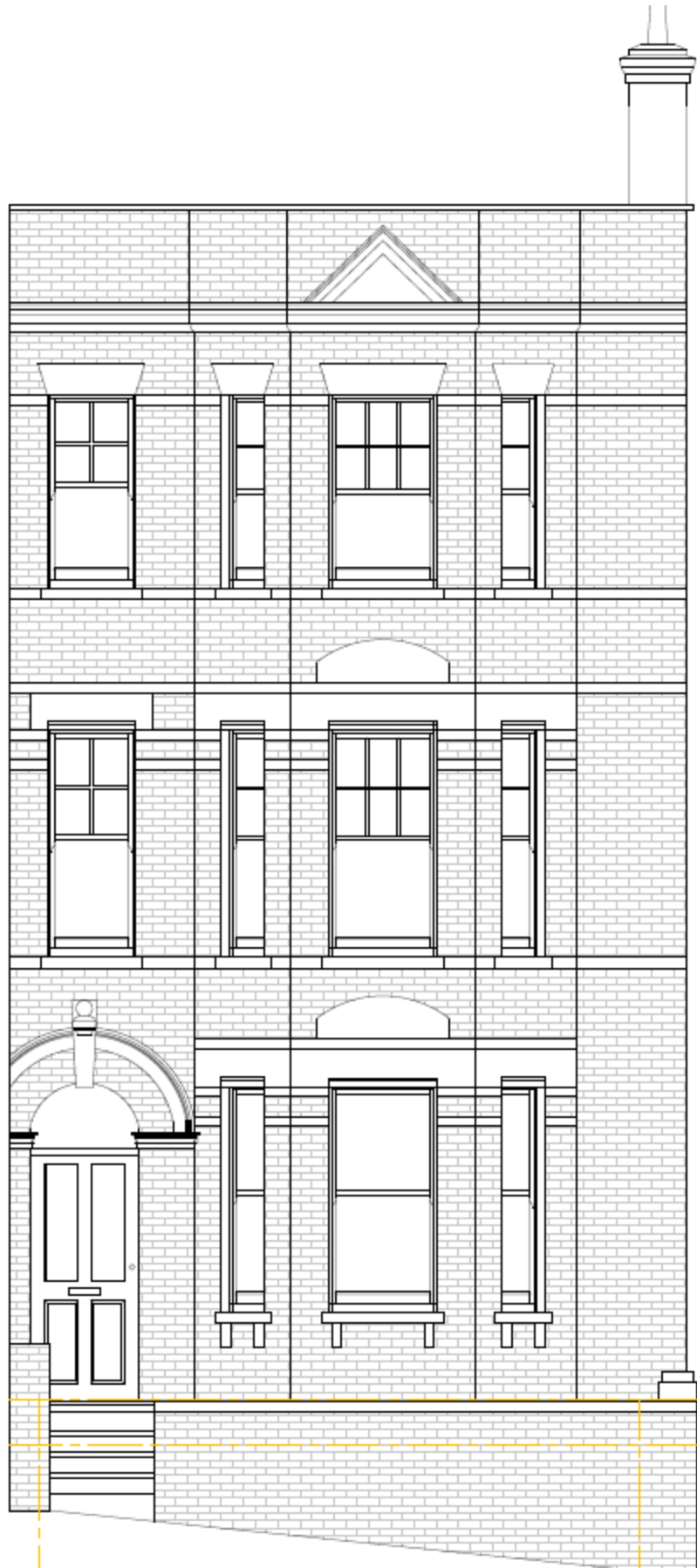


**EXTERIOR CGI - PROPOSED**



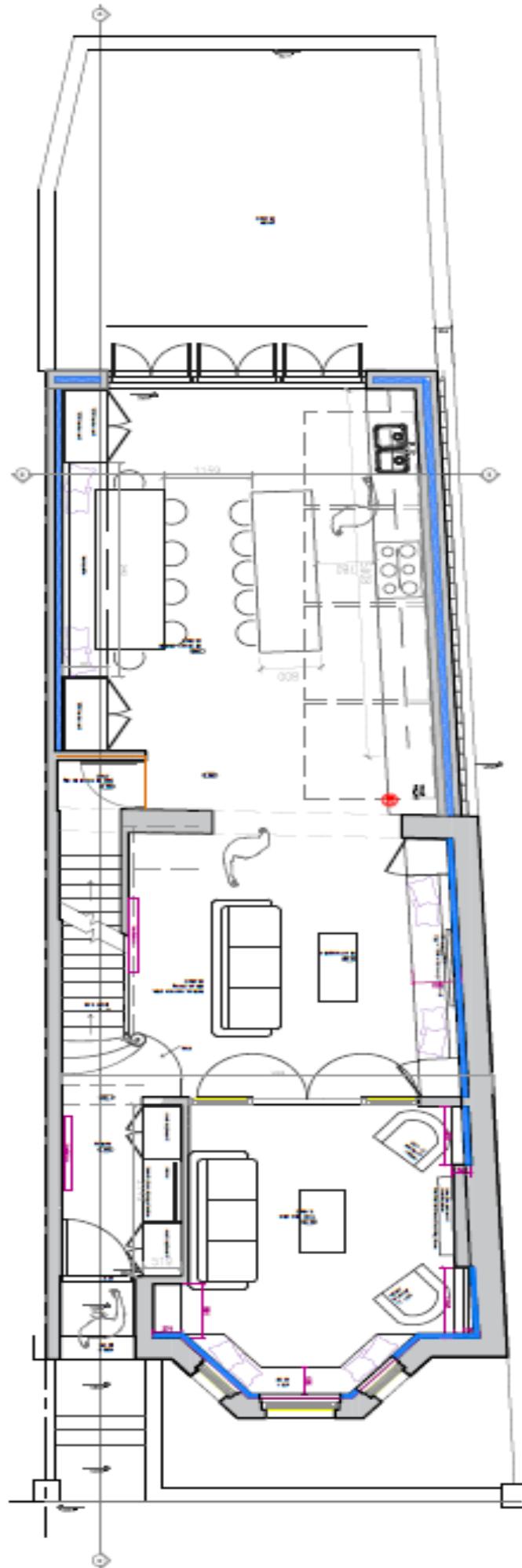
**INTERIOR CGI - PROPOSED**



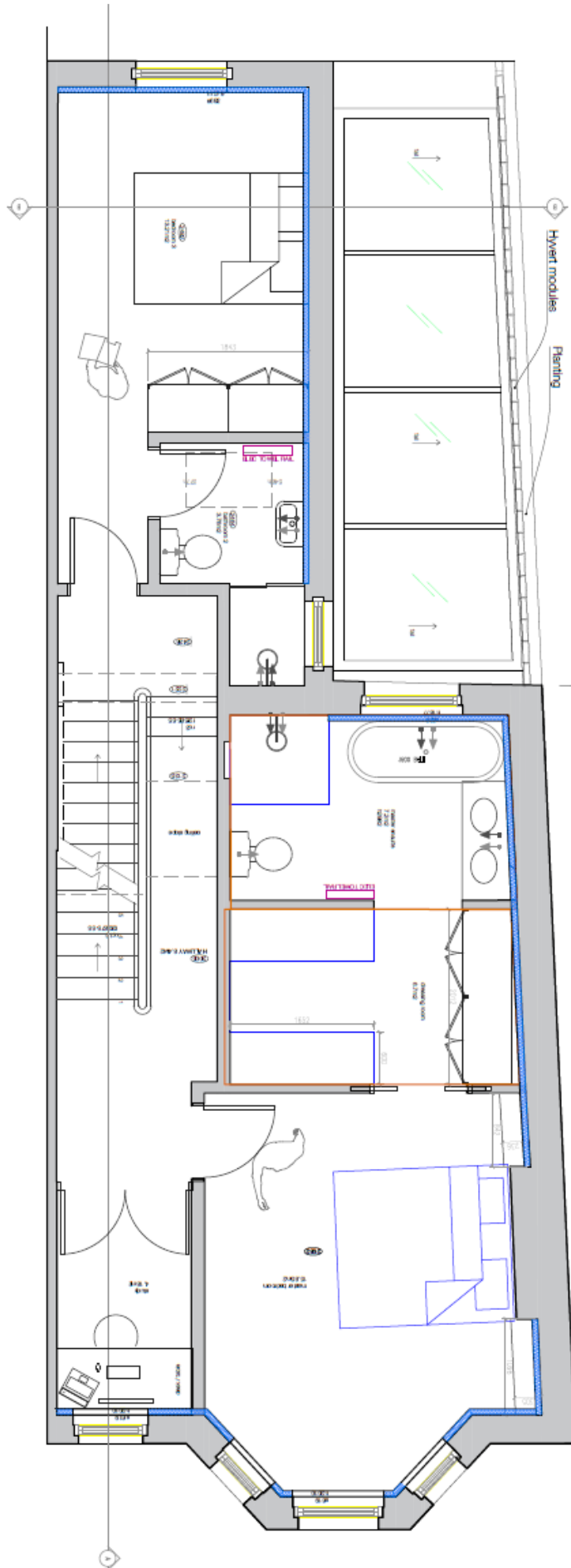




**PROPOSED**  
**GROUND FLOOR**

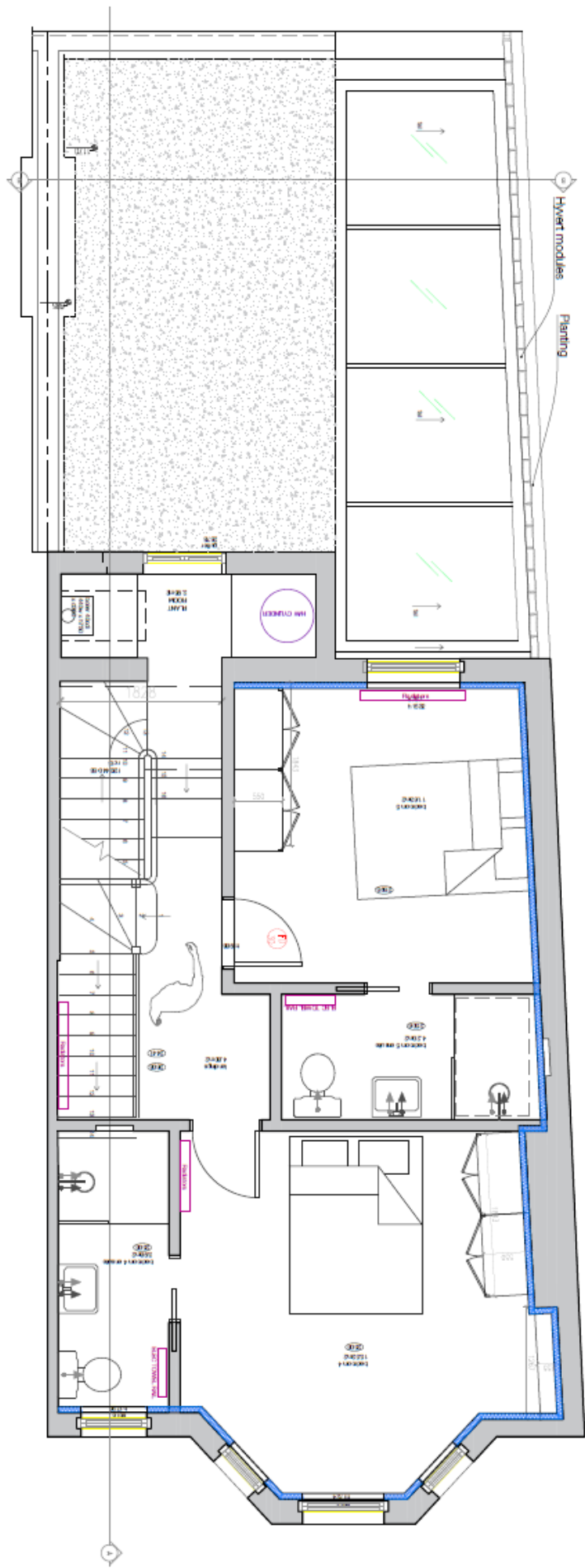


**PROPOSED  
FIRST FLOOR**

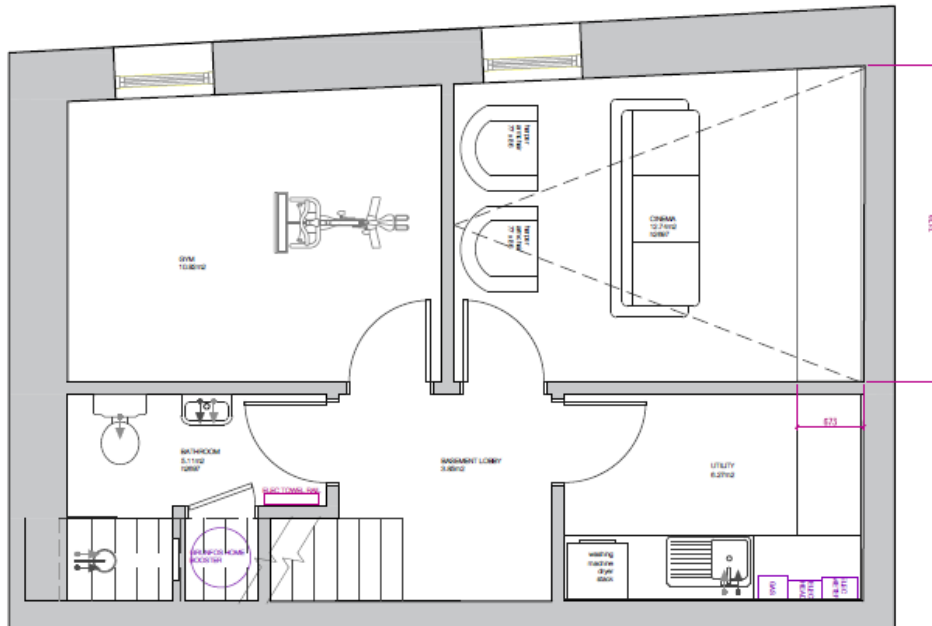




**PROPOSED  
SECOND FLOOR**



**PROPOSED BASEMENT**



**PROPOSED  
SIDE LEVATION**

