



A stunning stylish house arranged over four floors

Gascony Avenue, West Hampstead, London, NW6

Guide Price £2,400,000 Freehold



**Beautiful period home • 5 bedrooms •
2 studies • Stunning finishes throughout •
Chain free • Great location for transport •
Additional storage cellar**

Local Information

Gascony Avenue is a quiet residential street in West Hampstead, perfectly located for the popular nearby shops, restaurants and cafes.

There are excellent transport connections at West Hampstead (approximately 0.5m) including London Underground (Jubilee Line) Overground and Thames Link rail connections across London and further afield.

The house is also ideally located for the superb local schools, Hereward House is approximately 1.3 miles distant whilst Trevor Roberts, The Hall and Sarum Hall are all within approximately 1.5 miles.

About this property

Having undergone a comprehensive refurbishment, the house has outstanding finishes throughout. Offering an impressive contemporary design, the property is packed with clever and stylish features that capitalise on the stunning natural light and proportions.

There is also extra storage space in a basement under the ground floor hallway.

Tenure

Freehold

Local Authority

London Borough Of Camden

Council Tax

Band = G

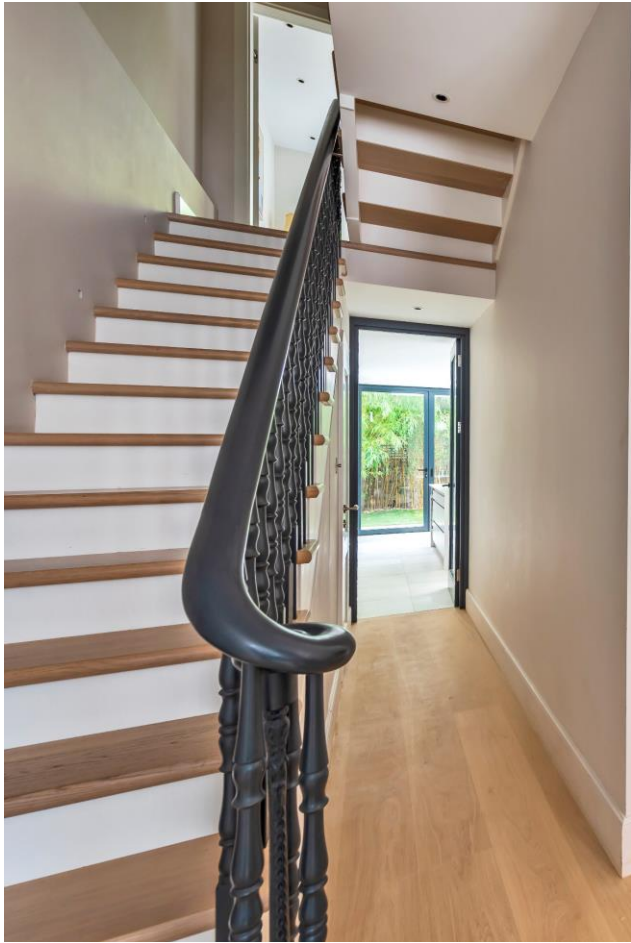
Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.
Telephone: +44 (0) 20 7472 5000.





Gascony Avenue, West Hampstead, London, NW6
Gross Internal Area 2514 sq ft, 233.6 m²

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Approximate Area = 2510 sq ft / 233 sq m
Limited Use Area(s) = 4 sq ft / 0.3 sq m
Total = 2514 sq ft / 233 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Savills (UK) Limited. REF: 890103

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| | 74 | 84 |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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