

# WEST END LANE - NW6



Guide Price £2,795,000



WEST END LANE — NW6

Lateral accommodation, principally arranged over two floors, provides spaces to be together, and places for quieter moments too.



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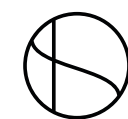
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WEST END LANE — NW6

FORMAL RECEPTION





## WEST END LANE — NW6



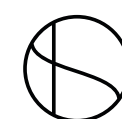
A rare find. A semi-detached Edwardian family home, in an area characterised by its Victorian terraced architecture. Lateral accommodation, principally arranged over two floors, provides spaces to be together, and places for quieter moments too.

Although West End Lane is more than an opportunity to purchase a superb family home, it's also about West Hampstead, and the convenience of living in what urbanist Carlos Moreno has termed "the fifteen minute city"

*"It's not just about physical distance; it's about reducing the time and effort required for daily tasks, allowing people to reclaim their time and live more fulfilling lives"* - Carlos Moreno, City Planner

Some of the best schools in the country can be found within one mile. You're moments from West End Lane, with its abundance of shops, cafés and restaurants. You're only ten minutes from Bond Street on the Jubilee Line, or five minutes from both Hampstead Heath and London St Pancras on the London Overground or Thameslink.

Every conceivable amenity, all within easy reach.





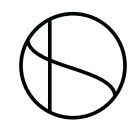
WEST END LANE — NW6



PRINCIPAL SHOWER ROOM



PRINCIPAL BEDROOM





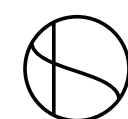
WEST END LANE — NW6



PRIVATE REAR GARDEN



REAR ASPECT





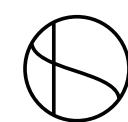
WEST END LANE — NW6



KIDS BEDROOM



SHOWER ROOM

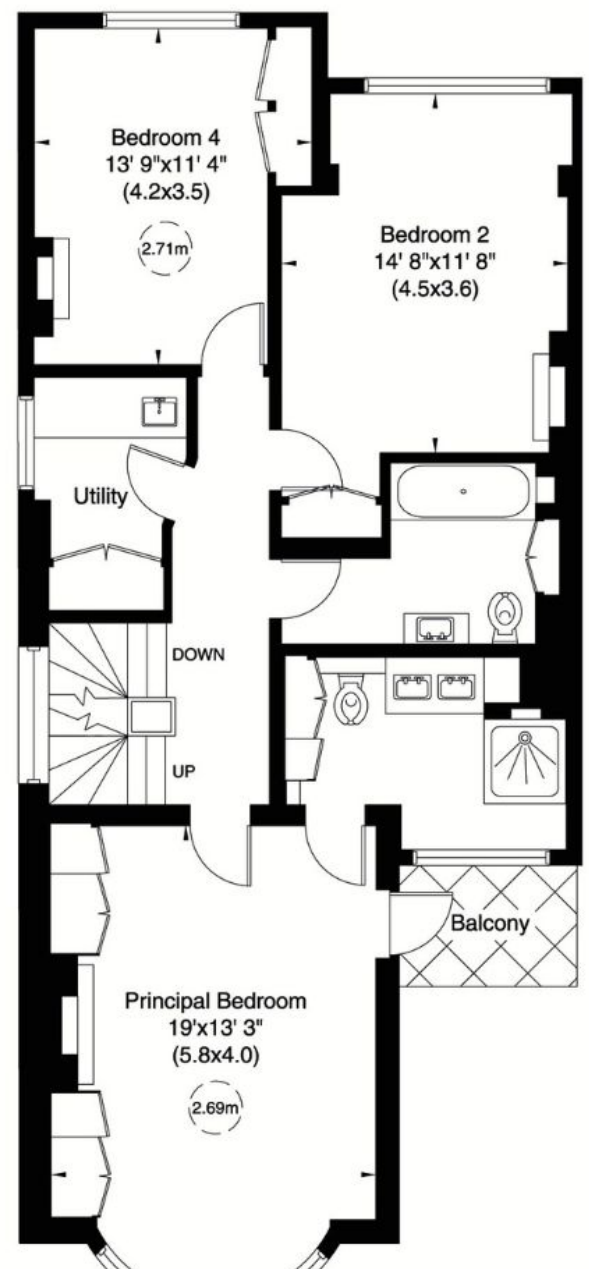
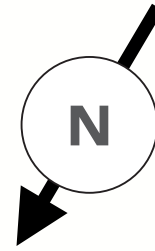




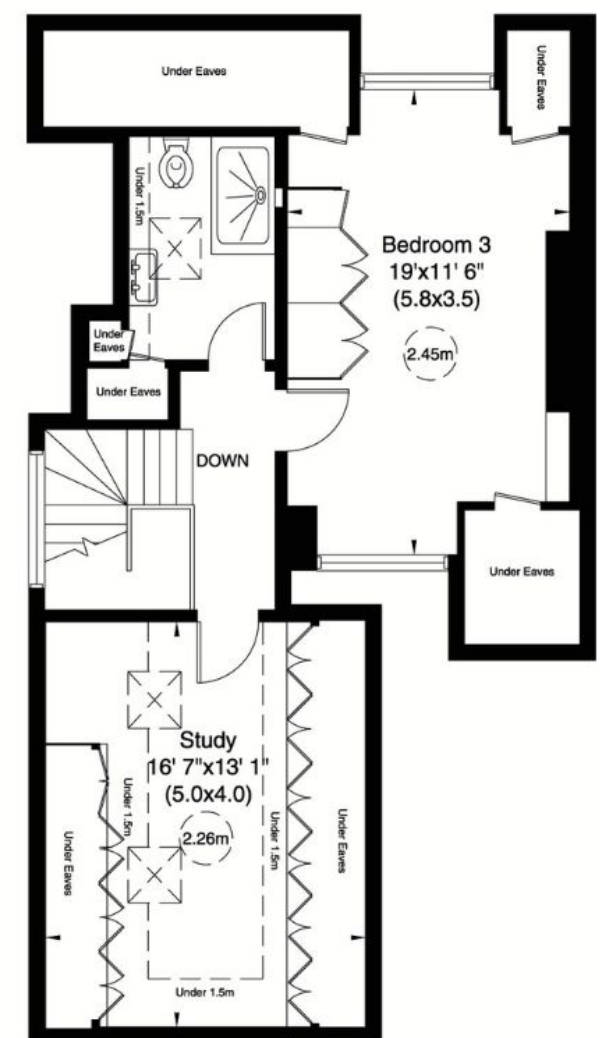
# WEST END LANE — NW6



Ground Floor



First Floor



Second Floor

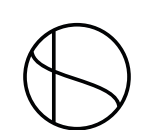
Approx Gross Internal Area **2271 Sq Ft** (211 Sq M)  
Plan for illustration purposes only. Not to scale.

## Accommodation

- Principal bedroom with en-suite shower room
- 4 further bedrooms
- Family bathroom
- Shower room
- Formal reception room
- Kitchen/ dining room/ family room
- Utility room
- Guest WC

## Amenities

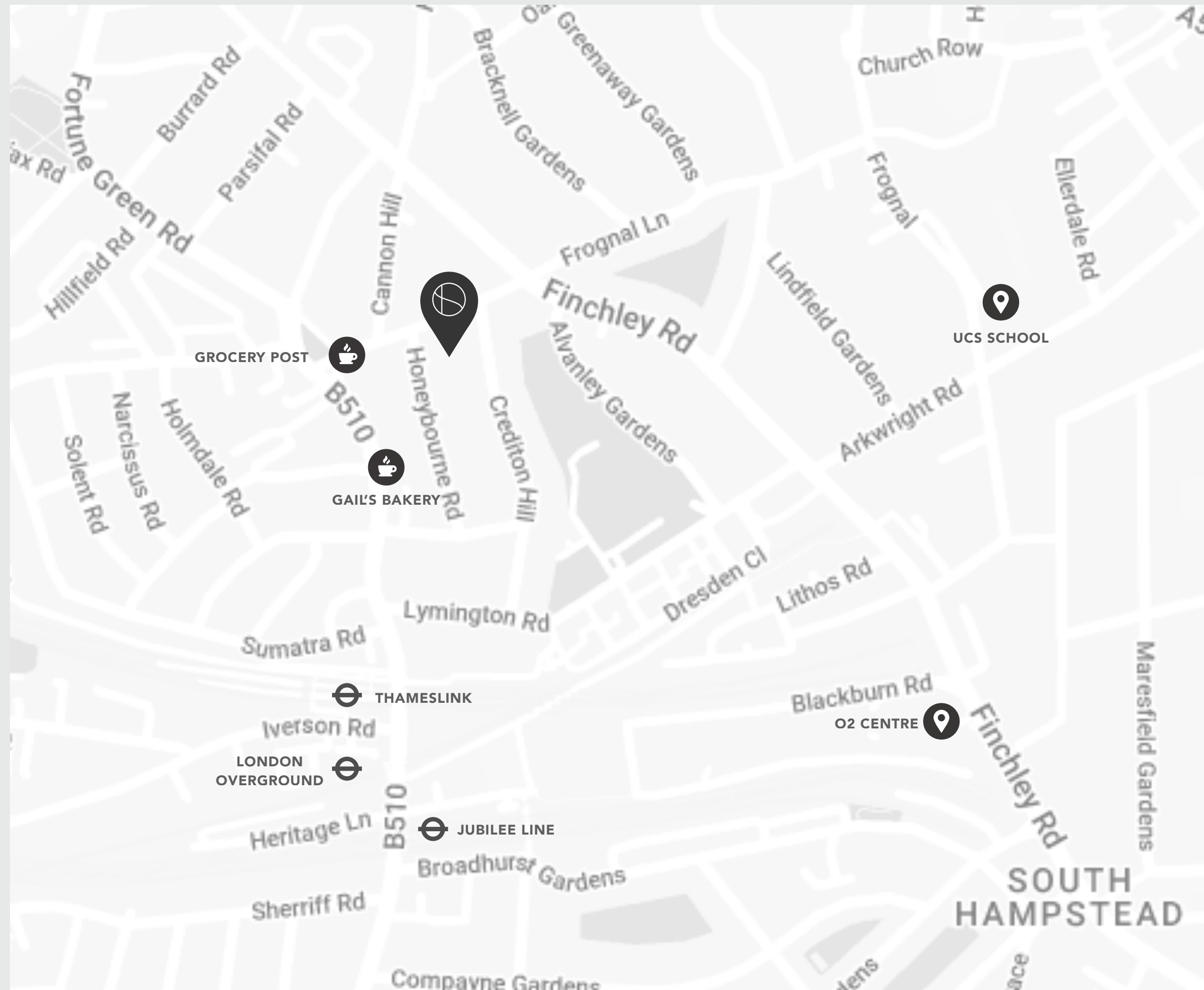
- Private, south facing garden
- Off-street parking for two cars
- Residents permit parking





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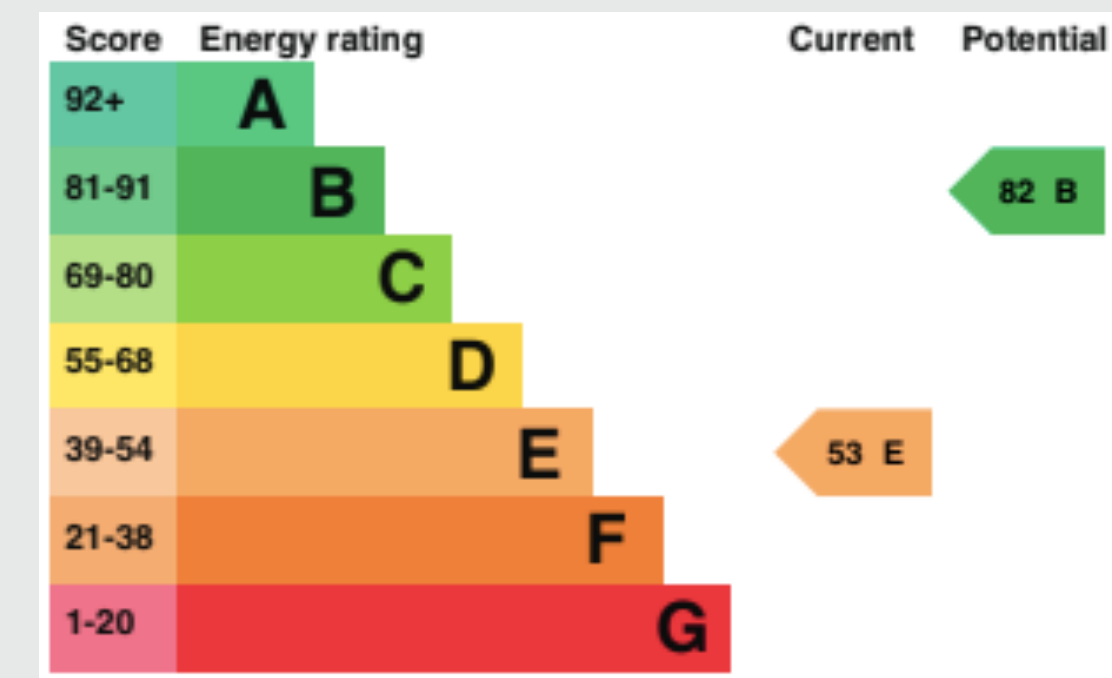
## Local Area



## Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Camden - Band G

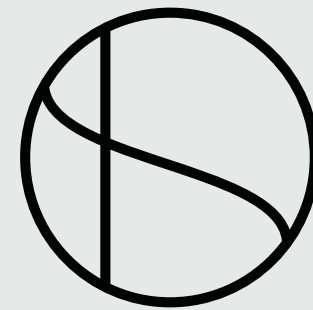
## Energy Performance Certificate





# SIMON DEEN

## Real Estate



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