



ST LUKE'S HALL

Fortune Green Road
West Hampstead
London
NW6

Asking Price
£1,950,000

Multiple Agency

Originally constructed by its namesake parish in 1904, St. Luke's Institute (as it was first called) was built to host programs and support groups for underprivileged children. What once flourished as social and charitable centre was later converted into a photography studio.

ASTON CHASE

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Subject To Contract

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Freehold

The property now provides two very large artist studios both with exceptional volume space with the added potential to create a further floor (Subject to planning), both share a kitchen and off-street parking for up to four cars, each studio benefits from an abundance of natural light, views over Hampstead Cemetery, and exceptional voluminous ceilings.

Well-located to West Hampstead high street with its array of bars, boutique shops and cafes including the various transport links (Jubilee Line, Metropolitan Line, London Overground and Thameslink)



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ACCOMMODATION

- Double Height (3.97m) Studio/Reception Room
- Fitted Kitchen
- Triple Height (4.64m) Studio/Double Bedroom with further opportunity to create further Bedrooms
- Two Shower Rooms
- Mezzanine Storage

AMENITIES

- Balcony
- Off Street Parking for 3/4 Cars

COUNCIL TAX: F

EPC RATING: D



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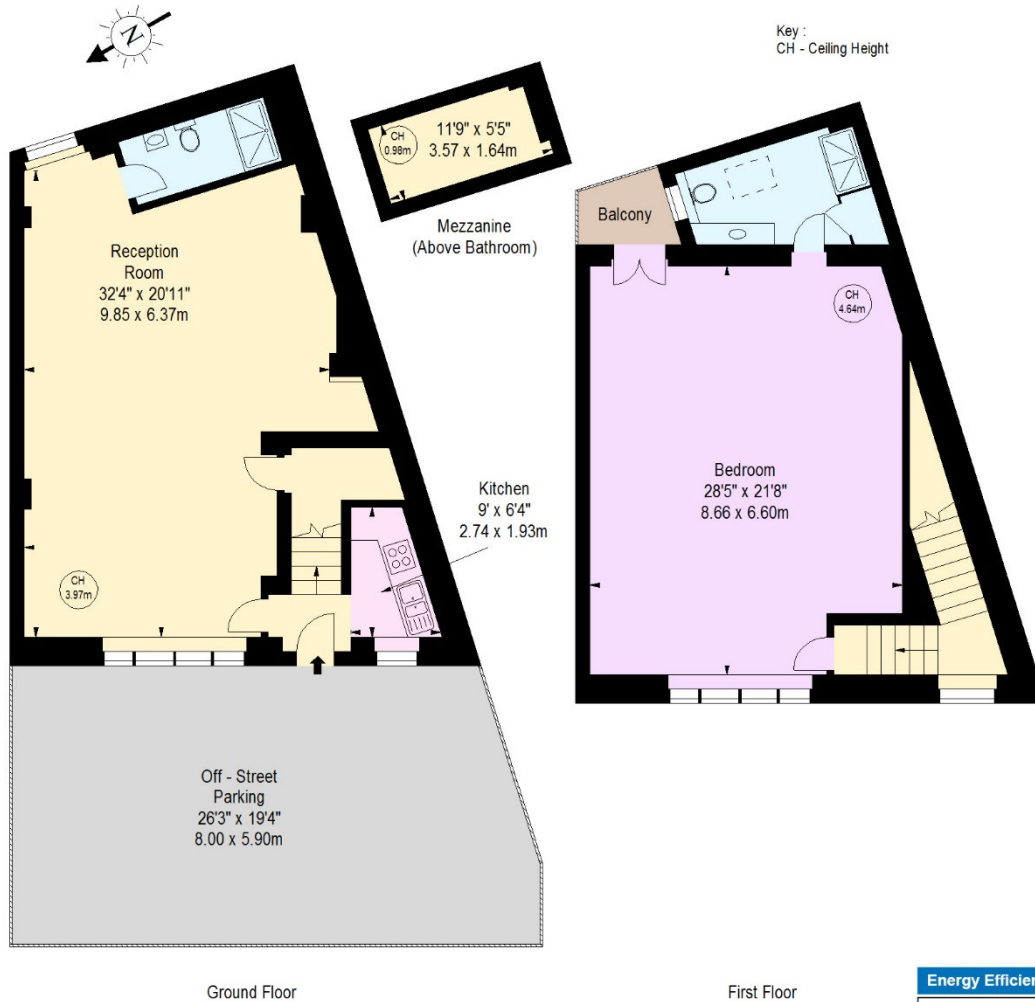
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St. Luke's Hall, NW6

Approximate gross internal area
1696 sq ft / 157.56 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.