



PRIORY TERRACE

South Hampstead
London
NW6

Guide Price
£2,850,000

Multiple Agency

A charming immaculately presented, refurbished, five bedroom, town house of 2152 sq ft/ 200 sq m, located on a premier road in South Hampstead. Arranged over three floors of flexible, well planned family accommodation, the property comprises principal bedroom with en suite bathroom and dressing area, four further bedrooms, family bathroom, en suite shower room, a 24ft reception room with doors leading onto a delightful west facing landscaped rear garden with ambient lighting and irrigation water system.

ASTON CHASE

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Guide Price
£2,850,000
Subject To Contract

Multiple agency

Freehold

This meticulously maintained property further benefits from a superb fully fitted kitchen/breakfast room, incorporating Miele appliances with combination steamer and oven, coffee machine, wine cooler, filtered hot & cold water tap. The property further benefits, KNX and Loxone home automation system, an intercom with camera on every floor, wood flooring, underfloor heating, guest w/c, Sonos music system, dimmer ambient lighting throughout the house with home automated electrical control blinds and curtains, an 18ft west facing roof terrace and off street parking for two cars, with power outlet for electric car.

Priory Terrace is ideally situated on a one way, tree-lined street, close to West End Lane, with its vast array of shops and restaurants, as well as a number of transport links including West Hampstead, St John's Wood & Swiss Cottage (Jubilee Line).



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ACCOMMODATION

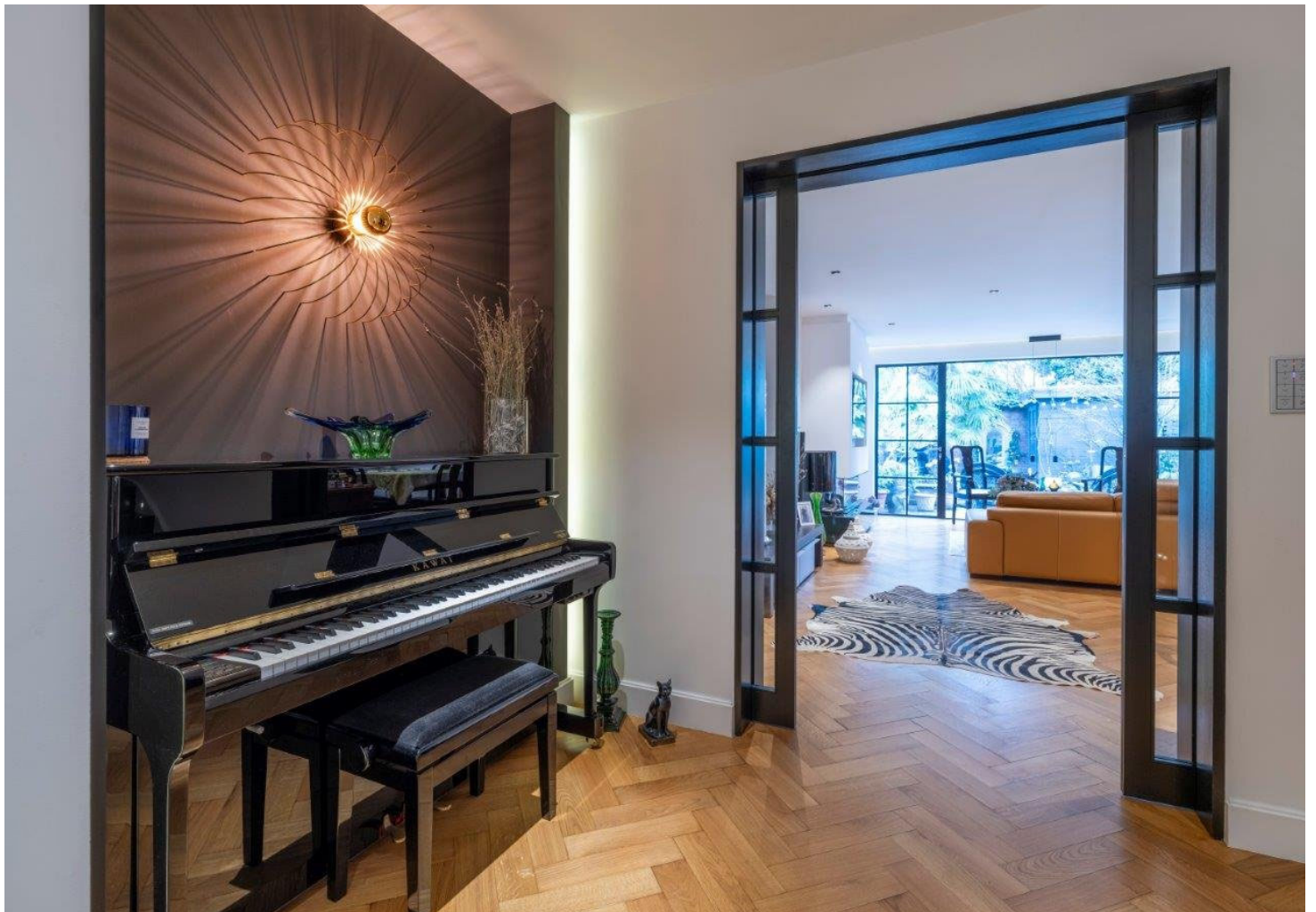
- Four Bedrooms
- Bedroom Five/Study
- Bathroom
- En Suite Bathroom
- En Suite Shower Room
- Guest WC
- Reception Room
- Kitchen/Breakfast Room

AMENITIES

- Terrace
- Garden

COUNCIL TAX: G

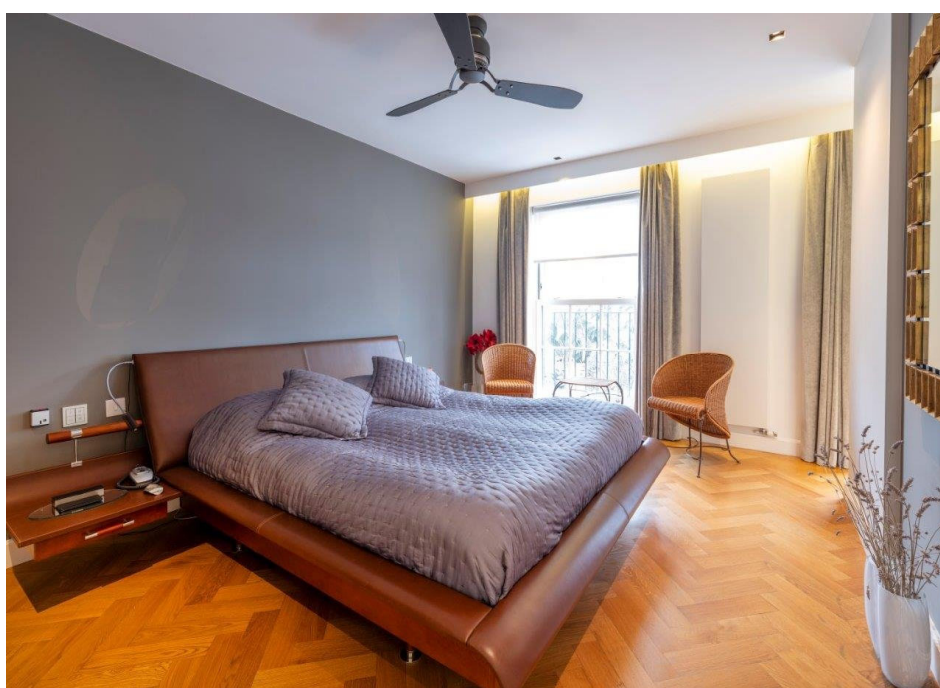
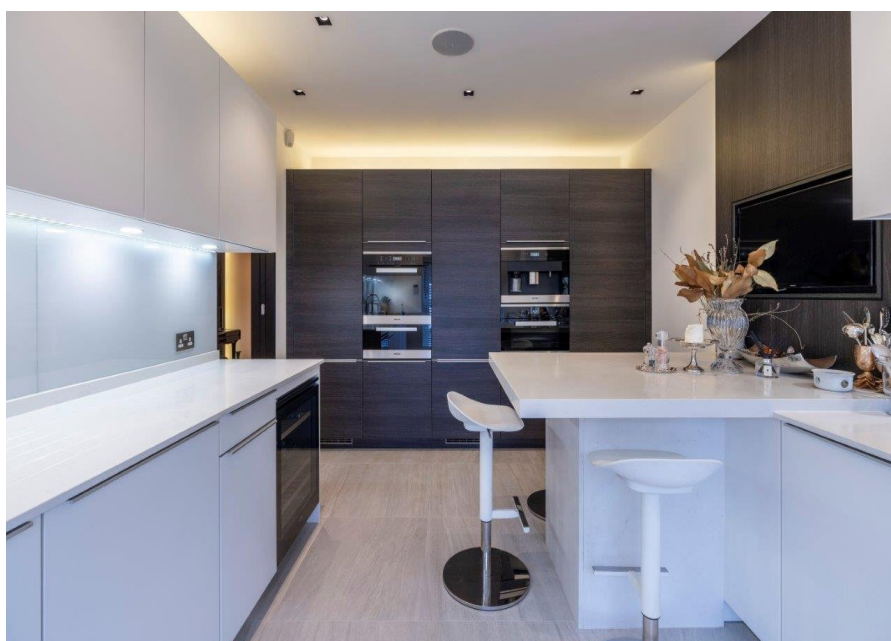
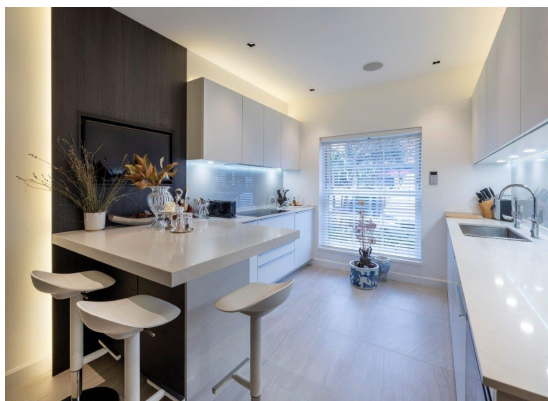
EPC RATING: C



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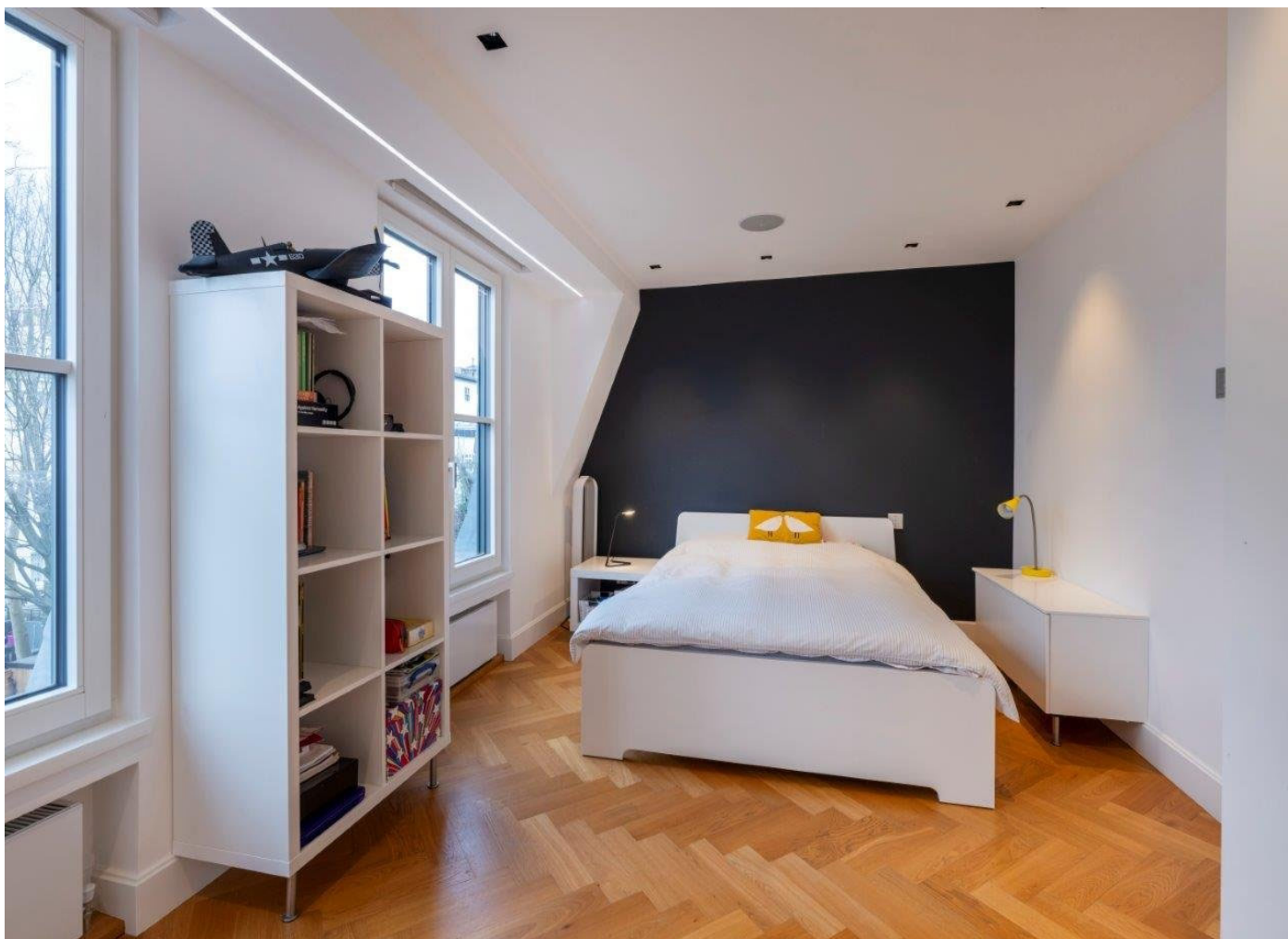
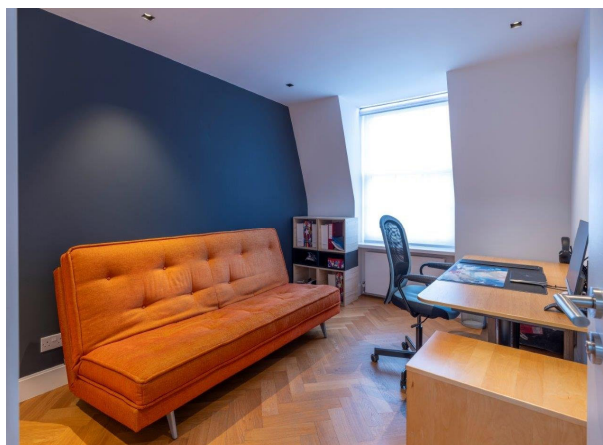
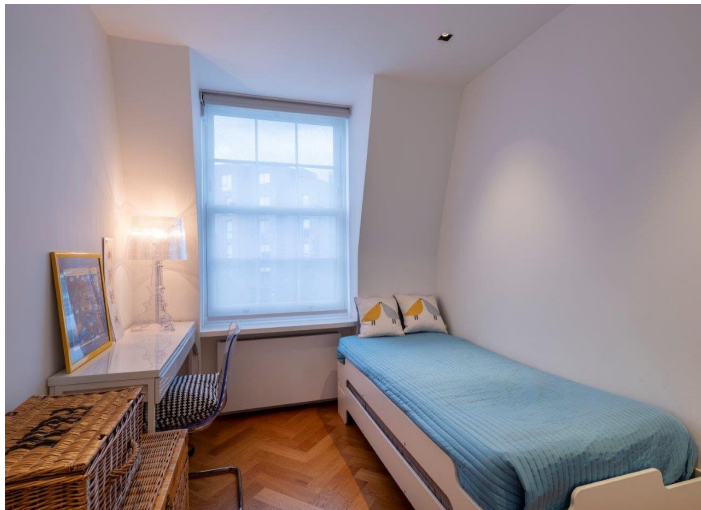
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ASTON CHASE

Priory Terrace, NW6

Approximate gross internal area
201.50 sq m / 2169 sq ft

(Excluding Restricted Height Under 1.5m & Shed)

Restricted Height Under 1.5m

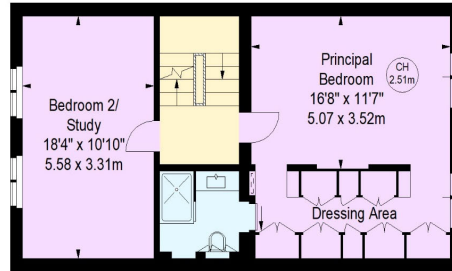
0.46 sq m / 5 sq ft

Shed Area

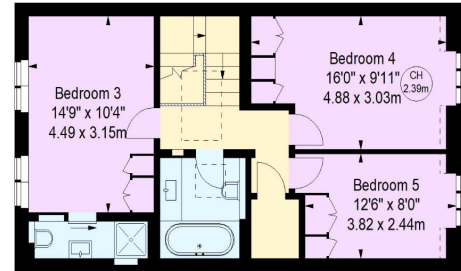
3.07 sq m / 33 sq ft



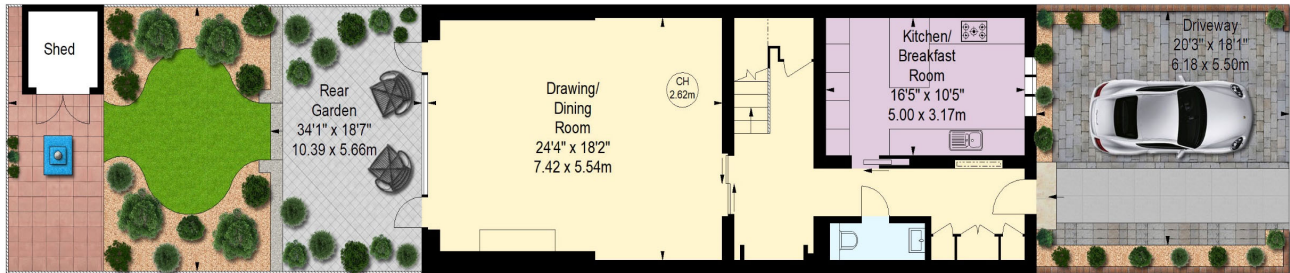
Key :
CH - Ceiling Height



First Floor



Second Floor



Ground Floor

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		84
(69-80)	C	74	
(55-68)	D		
(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.