



## MENELIK ROAD, HAMPSTEAD, LONDON, NW2

ASKING PRICE £1,900,000  
FREEHOLD

A substantial contemporary detached residence offering of 3684 sq ft of family accommodation with distinctive modern architecture that complements the properties of Menelik Road. Constructed to the highest of standards the house comes with a new 10 year NHBC guarantee.

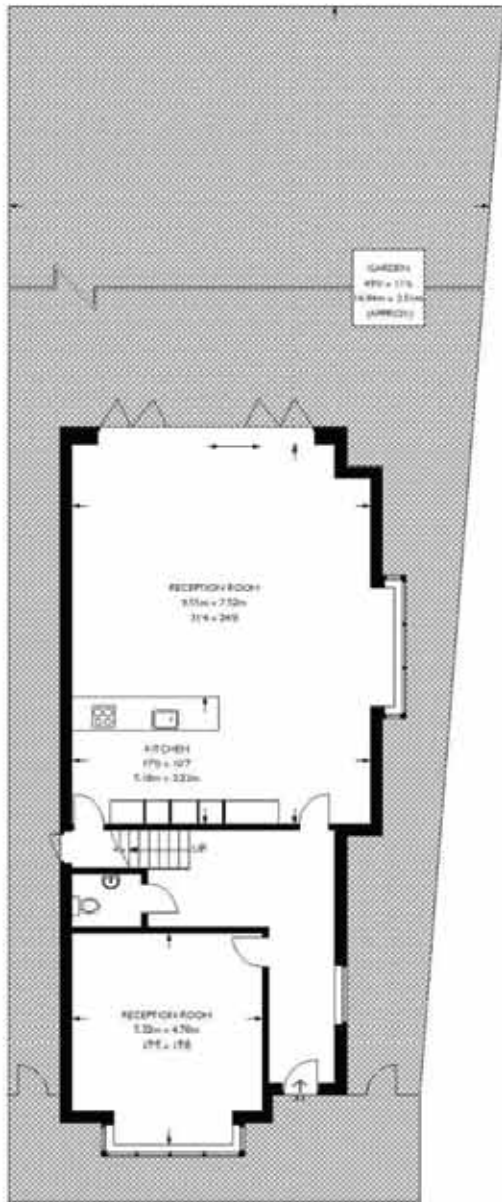
The accommodation comprises a delightful open plan entertaining space on the ground floor, featuring reception room, 31 x 24 kitchen diner/ family room with bi-folding doors leading on to a large patio and 49ft landscape garden. On first floor is a 30ft master bedroom suite with dressing room and en-suite bathroom and second guest bedroom with en-suite. The second floor offers an abundance of natural light, with three further double bedrooms and bathroom.

The location takes advantage of its close proximity to the extensive facilities of West End Lane including restaurants, bars and cafes, with underground and over ground rail links and the school of Hampstead and the surrounding area.





# Menelik Road, NW2



**Ground Floor**

Approximate Gross Internal Area  
 Ground Floor = 125 sq ft / 124 sq m  
 First Floor = 120 sq ft / 121 sq m  
 Second Floor (including Reduced Headroom) =  
 91 sq ft / 90 sq m  
 Reduced Headroom = 12.5 sq ft / 12.3 sq m  
 Total = 346 sq ft / 348 sq m



**First Floor**

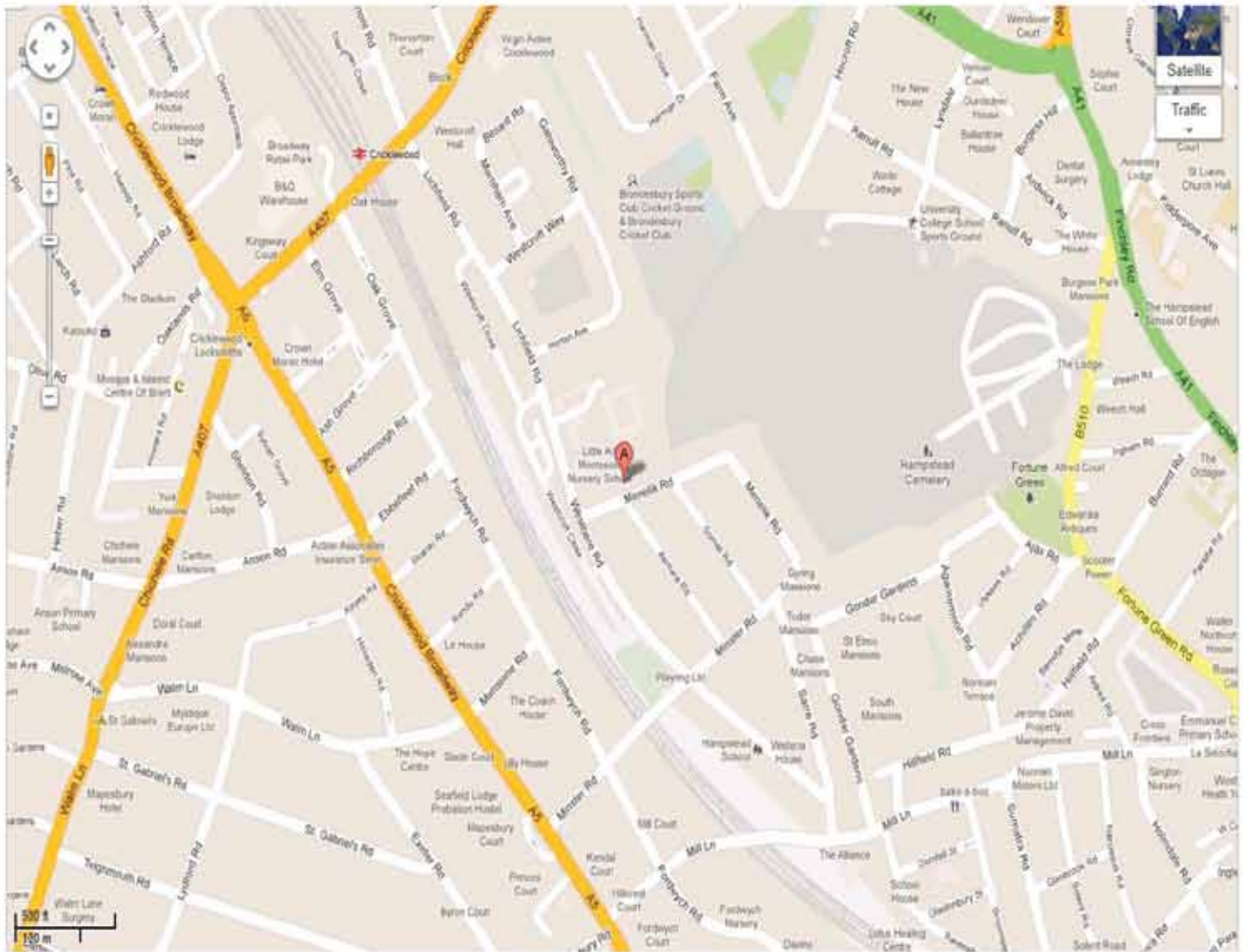


**Second Floor**

Reduced headroom below 1.7 m / 5.6'

Measurements for identification purposes only, measurements are approximate, not to scale.





## Accommodation

Five bedrooms, three bathrooms, two reception rooms and a kitchen/diner.

## Benefits

- Five bedrooms
- Three bathrooms
- Large patio
- Landscape garden
- Close proximity to the extensive facilities of West End Lane

## Tenure

Freehold

## Price

£1,900,000 subject to contract.

Energy Performance Certificate			SAP	
<b>West End Lane, LONDON, NW2 2EP</b>				
Dwelling type:	Detached house	Reference number:	9412 0425 1010 1288 0020	
Date of assessment:	28 June 2012	Type of assessment:	RIP, new dwelling	
Date of certificate:	28 June 2012	Total floor area:	300 sq ft	
<b>Use this document to:</b>				
<ul style="list-style-type: none"> <li>▪ Compare current ratings of properties to see which properties are more energy efficient</li> <li>▪ Find out how you can save energy and money by installing improvement measures</li> </ul>				
<b>Estimated energy costs of dwelling for 3 years:</b>			<b>£2,988</b>	
<b>Estimated energy costs of the home</b>				
	Current costs	Potential costs	Potential future savings	
Lighting	£287 over 3 years	£237 over 3 years	Not applicable	
Heating	£2,211 over 3 years	£2,111 over 3 years		
Hot Water	£390 over 3 years	£390 over 3 years		
<b>Totals</b>	<b>£2,988</b>	<b>£2,838</b>		
<p>These figures show how much the average household would spend in the property for heating, lighting and hot water. This includes energy use for moving appliances like TVs, computers and ovens, and any electricity generated by micro-generation.</p>				
<b>Energy Efficiency Rating</b>				
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of installing the recommended measures on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band G (rating 5).</p>				
<b>Actions you can take to save money and make your home more efficient</b>				
Recommended measures	Inclusive cost	Typical savings over 3 years		
1. Total insulation (walls, 2.5 kWh)	£11,000 - £20,000	£867		