



Somali Road, NW2

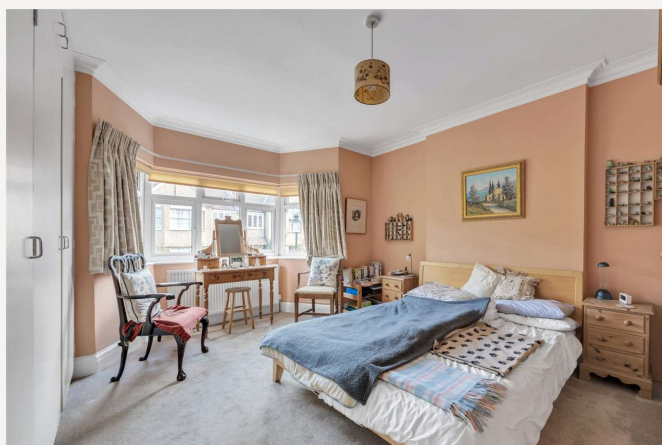
£1,495,000 *Freehold*



A bright, spacious detached family home arranged over three floors, featuring four double bedrooms, two reception rooms and two bathrooms. The property includes off-street parking and a large south-west facing garden with side access, set on a quiet, tree-lined street in the sought-after 'African' roads of West Hampstead.

A garden studio provides flexible space for home working, hobbies or potential rental income. There is also scope for a rear extension (subject to planning).

Somali Road is well located for the amenities and transport links of West Hampstead and Kilburn, and falls within the catchment area for several well-rated primary and secondary schools.



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KEY FEATURES

- Four Double Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Kitchen / Breakfast Room
- Off-Street Parking
- Large South-West Facing Garden with Side Access
- Garden Studio





MATERIAL INFO

Tenure: Freehold

Council Tax Band: G

EPC rating: D

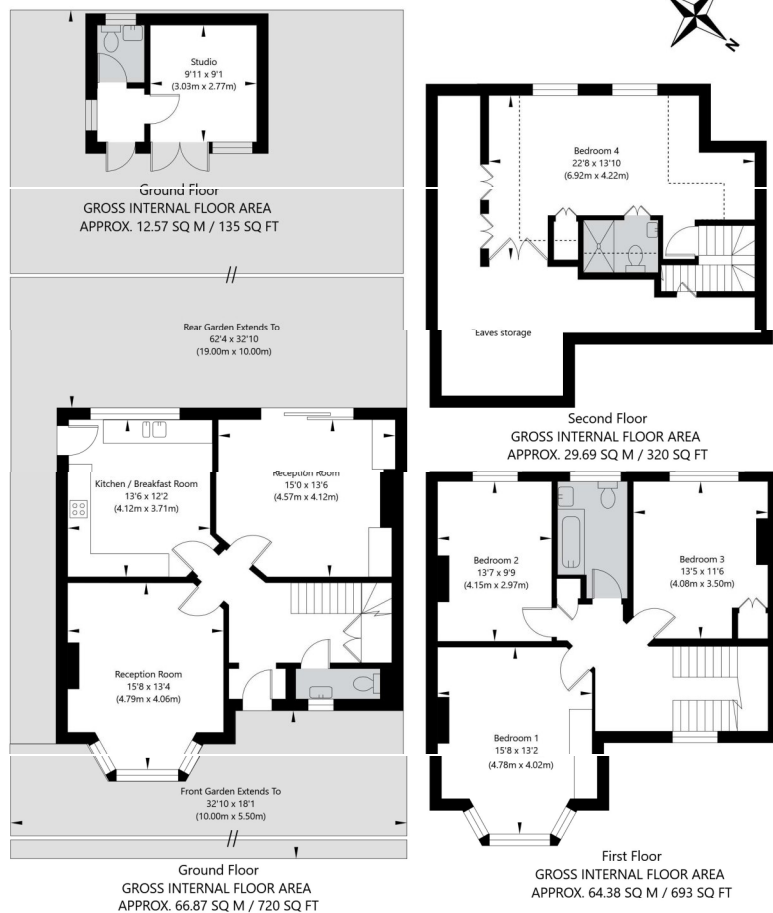
Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal: Good Outdoor and In-home

Somali Road, London NW2 3RN



APPROXIMATE GROSS INTERNAL FLOOR AREA 173.51 SQ M / 1868 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 164.78 SQ M / 1774 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	81 B
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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