

## MARSTON CLOSE, NW6 £2,250,000 FREEHOLD

Situated on a quiet and desirable cul-de-sac in the heart of NW6, this well-presented four-bedroom freehold house currently laid out as a three bedroom offers a rare opportunity to acquire a spacious family home with both a private garden and separate double garage. The house benefits from a private rear garden—ideal for outdoor dining.

Marston Close is a peaceful residential enclave which is well located to the amenities and transport links of West Hampstead, Swiss Cottage, and Hampstead. The area is well served by a selection of reputable schools, open green spaces, and an array of shops, cafés, and restaurants.

Offered chain free.

Four Bedrooms | Two Bathrooms | Open Plan Kitchen / Breakfast Room | Reception | Private Rear Garden | Front Garden | Guest Cloakroom | Integrated Garage | Off Street Parking for Four Cars | Underfloor Heating in Kitchen and Master Bathroom | Original Parquet Flooring

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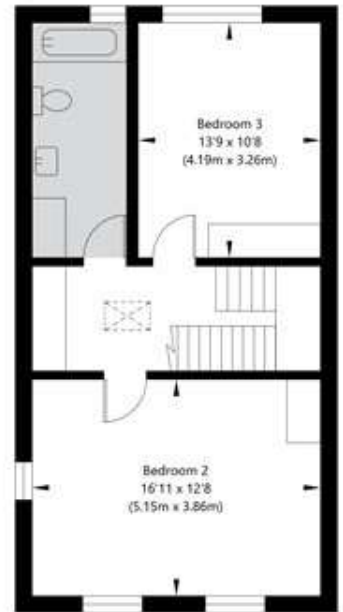
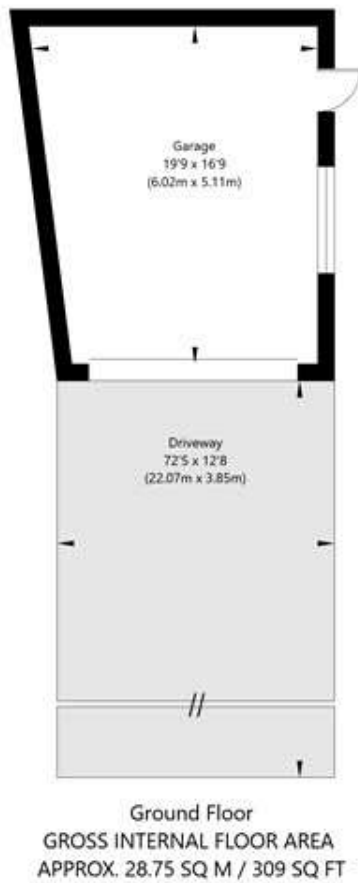
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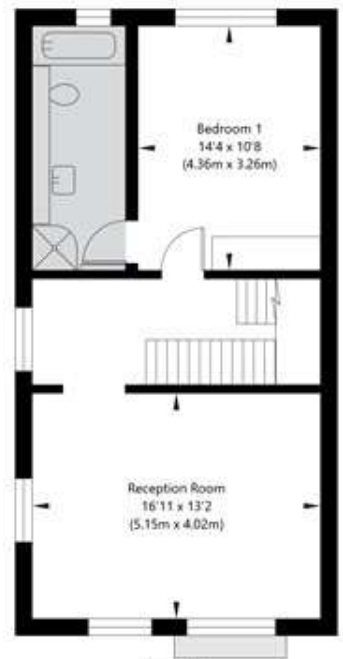




# Marston Close, London NW6 4EU



**Second Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 52.63 SQ M / 567 SQ FT



**First Floor**  
GROSS INTERNAL FLOOR AREA  
APPROX. 54.44 SQ M / 586 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 190.83 SQ M / 2054 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** H

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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