



Burgess Park Mansions, Fortune Green Road, West Hampstead, NW6 .| £1,000,000

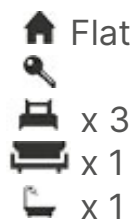
- Rare Opportunity
- Luscious Green Views
- Potential To Double The Square Footage
- Wrought-Iron Balconies

- Planning Permission Granted
- Immaculately Presented

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Vita Properties are proud to offer this immaculately presented 3 bed apartment, that whilst already being 'move in ready', also offers a rare opportunity for personalisation, as well as the potential to double the square footage! Comprising of a spacious charcoal grey living room, boasting cleverly implemented storage solutions and a cozy, modern fireplace. Flooded with natural light thanks to the timeless arched windows which lead onto a quaint, wrought-iron balcony boasting luscious green views. A modern, stainless steel and fully implemented eat-in kitchen with top-quality appliances and a decorative, light-enhancing glass-panel wall. An exceptionally large master bedroom with its own balcony, a generous second double bedroom, third smaller bedroom/ office space, which offers plenty of in-built storage, a useful store closet and finally a large aqua bathroom with sleek design elements and a walk-in shower.

The most exciting part of this already impressive property is the full floorplan sized attic space, which comes with full planning permission to be converted, including permission to install a glass rooftop for something truly spectacular! Set on the top floor of this fabulous mansion block in West Hampstead, on an quiet street surrounded by excellent schools, open-spaces and ample amenities, this property really is something special and offers potential that is rare to find on the London property market.



SCAN FOR  
A VIDEO  
WALKTHROUGH



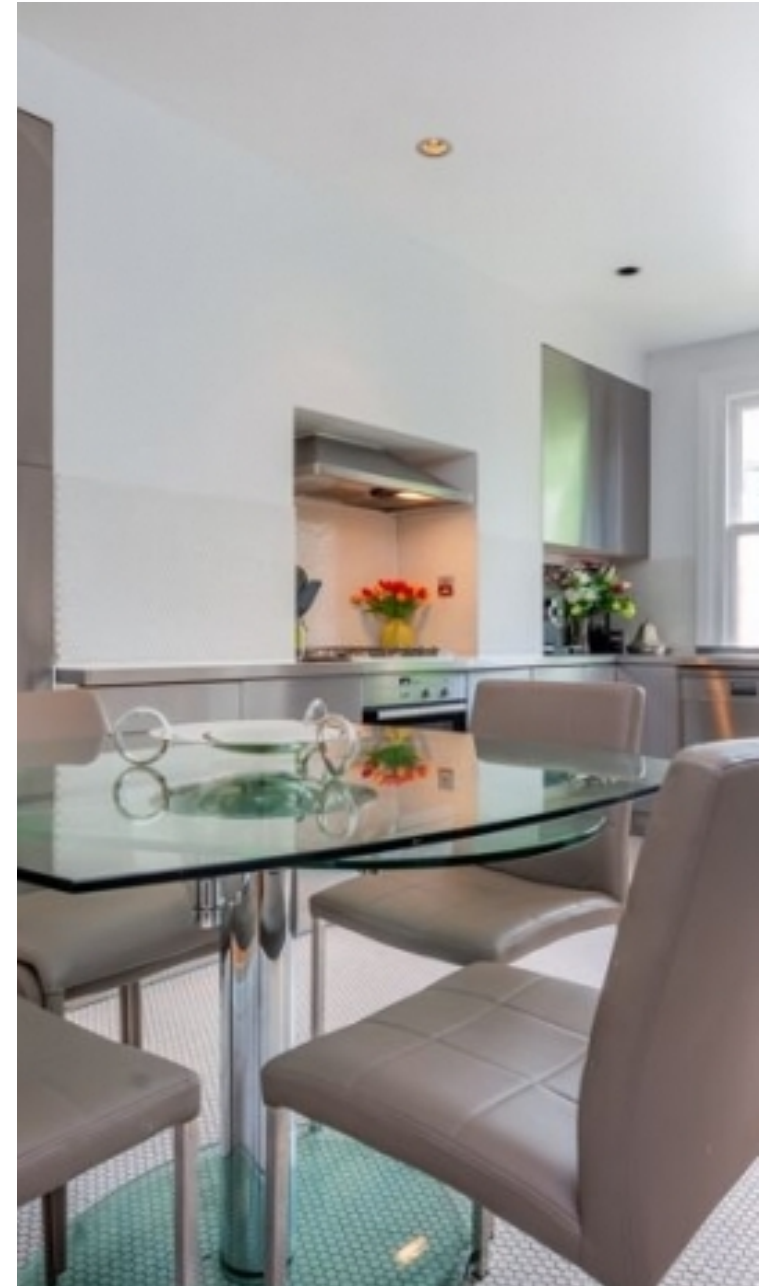
Oliver Kent

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☎ +4477 7274 0351



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

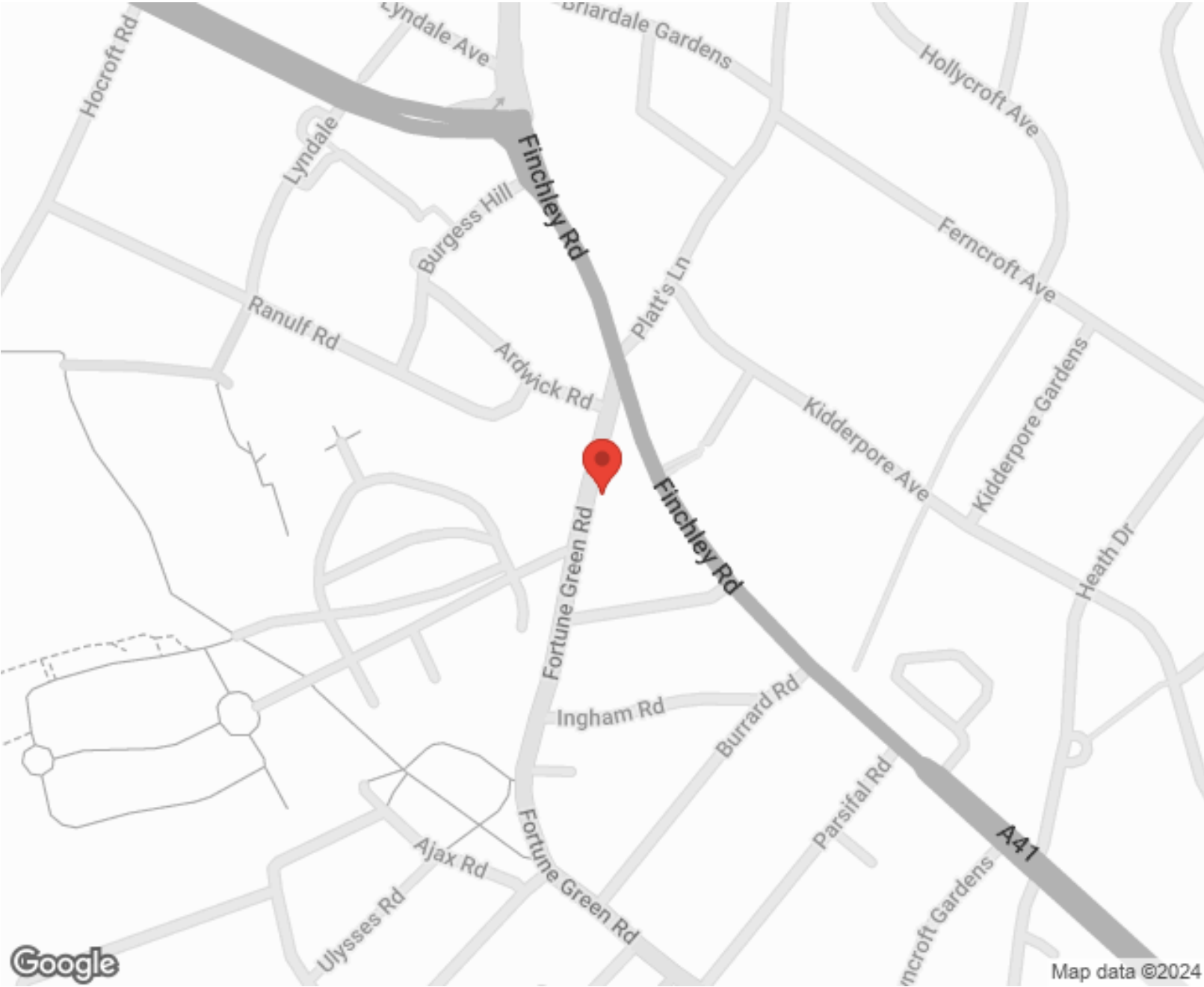
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



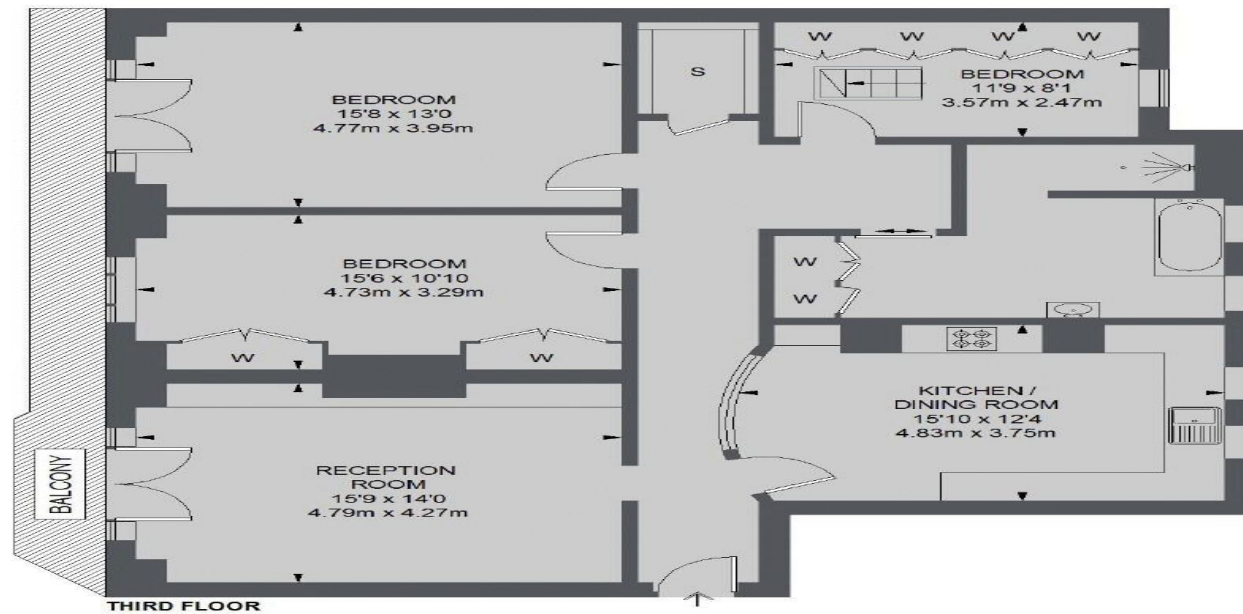
| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|---------|--|---|
|   | Current | Potential                                      |   |
| Very energy efficient - lower running costs |         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |         |  | (92-100) <b>A</b>   |
| (81-91) <b>B</b>                            |         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            | 48      | 53   | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England, Scotland & Wales                   |         | EU Directive                                   | England, Scotland & Wales                                       |

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★★★★★  
4.9 Stars | 132 Reviews

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TOTAL APPROX. FLOOR AREA 1281 SQ. FT. (119.01 SQ. M.)  
LOFT STORAGE = 1406 SQ. FT. (130.64 SQ. M.)