



Menelik Road

WEST HAMPSTEAD, LONDON NW2

£2,500,000



Kate Brookfield x Vita Properties present this exceptional five bedroom detached family house on Menelik Road NW2.

Arranged over three floors and spanning an impressive 3700 sq ft, this home is presented in excellent condition and benefits from a large and beautifully landscaped rear garden.

Open entering, a wide hallway offers a view directly to the garden via the generous open plan kitchen/living space with full width bi-folding doors. An additional living space is located to the front of the home, perfect for family movie nights or could be transformed into a wonderful ground floor playroom. To the first floor, an extremely large principal bedroom with two walk-in closets and en suite bathroom, and a further bedroom with en suite bathroom. To the top floor, three double bedrooms and a family bathroom.

Situated on Menelik Road, a location popular for its close proximity to West Hampstead main amenities and only a short walk to Mill Lane.





Kate Brookfield x Vita Properties present this exceptional five bedroom detached family house on Menelik Road NW2.

Arranged over three floors and spanning an impressive 3700 sq ft, this home is presented in excellent condition and benefits from a large and beautifully landscaped rear garden.

Open entering, a wide hallway offers a view directly to the garden via the generous open plan kitchen/living space with full width bi-folding doors. An additional living space is located to the front of the home, perfect for family movie nights or could be transformed into a wonderful ground floor playroom. To the first floor, an extremely large principal bedroom with two walk-in closets and en suite bathroom, and a further bedroom with en suite bathroom. To the top floor, three double bedrooms and a family bathroom.

Situated on Menelik Road, a location popular for its close proximity to West Hampstead main amenities and only a short walk to Mill Lane.



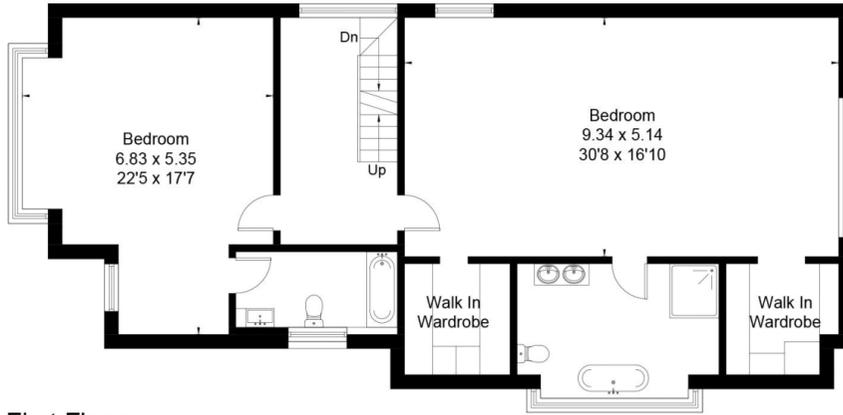
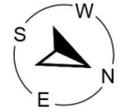




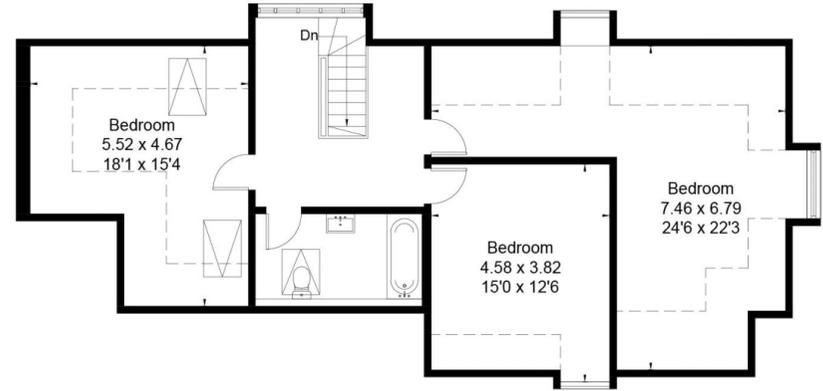
Scan for out video walkthrough



Approximate Floor Area = 337.8 sq m / 3636 sq ft  
 Outbuilding = 4.6 sq m / 49 sq ft  
 Total = 342.4 sq m / 3685 sq ft

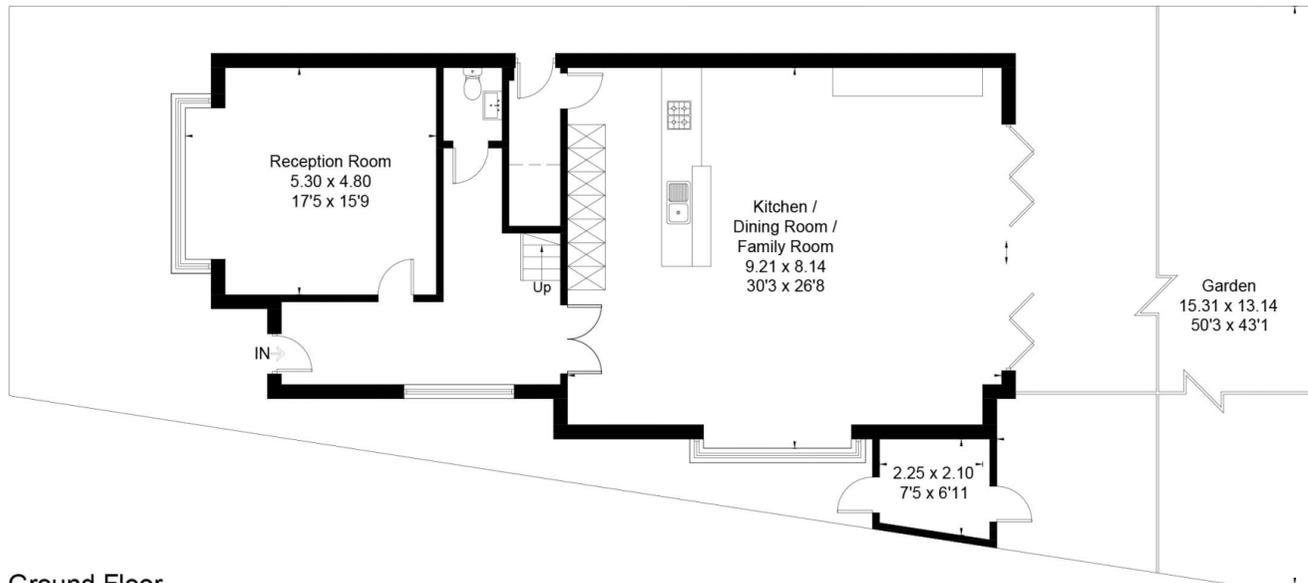


First Floor



Second Floor

= Reduced head height below 1.5m



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85084

# Particulars

## Property

Menelik Road, West Hampstead, London NW2  
£2,500,000

## Rooms



2



3



5

## Features

- Impressive detached house
- Five bedrooms, three bathrooms
- Turnkey home
- Generous open plan spaces

## Information

Council Tax



Kate Brookfield

Kate.brookfield@vitaproperties.uk  
+4478 1365 5431



Scan for our website





T: +4420 7759 2199

E: [enquiries@vitaproperties.uk](mailto:enquiries@vitaproperties.uk)

Disclaimer: These particulars are prepared as a general guide for prospective purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All statements, descriptions, and measurements contained herein are given in good faith and are believed to be correct at the time of printing, but any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. Floor plans and photographs are for illustrative purposes only and may not be to scale. The position and size of doors, windows, appliances, and other features are approximate. Anti-Money Laundering (AML): In line with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, we are required to carry out customer due diligence checks. Buyers/tenants will be asked to provide proof of identity, address, and source of funds before a sale or rental can be agreed. Data Protection (GDPR): Personal information supplied to Vita Properties will be processed in accordance with the General Data Protection Regulation (GDPR). Your details may be retained for legitimate business purposes relating to property services. Full details of our Privacy Policy are available on request.

All rights reserved.