Menelik Road

WEST HAMPSTEAD, LONDON NW2

£2,100,000



Situated on this desirable pocket of roads just north of Mill Lane—favoured for its tree lined streets and quieter reprieve from the bustle of West End Lane, yet remaining very close to all amenities—this beautiful 1920s semi-detached house is rich in original features, offering a perfect nod to its Arts and Crafts heritage.

A perfectly manicured frontage, with topiary trees and a driveway, sets the tone from the outset. Upon entering the house via a wide entrance foyer, an internal window provides a direct line of sight through the living space to the garden. Moving into a central hallway, the formal living room is positioned at the front of the home, complete with an original fireplace and an abundance of natural light streaming through the bay window, fitted with shutters. A guest bathroom is conveniently located beneath the stairs. To the rear of the ground floor are five interconnecting spaces, comprising the kitchen, dining room, office/playroom, utility room, and finally the glorious day room, which features a fireplace, bespoke shelving, and original French doors leading to the garden.







The generously sized garden is low maintenance and screened by high hedges, providing excellent privacy. In addition, a further enclosed courtyard area is located directly outside the utility room, offering a variety of potential uses.

On the first floor, there are four double bedrooms, two bathrooms (one en suite), and a charming balcony set above the main front door. The upper floor hosts a large double bedroom with an en suite bathroom and additional storage space.

Menelik Road is popular with growing families seeking larger homes and quieter streets within easy reach of West Hampstead's transport links, schools, and amenities. Local transport connections include the Jubilee and Metropolitan lines, Thameslink, and Overground services, as well as convenient access to the A406, A41, M1, and M25.









Menelik Road, NW2

Approximate Gross Internal Area = 2884 sq ft / 267.9 sq m

Restricted Height = 212 sq ft / 19.7 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer

Particulars

Property

Menelik Road, West Hampstead, London NW2
£2,100,000

Rooms

4

3

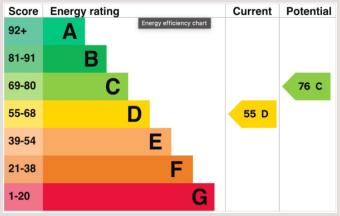
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Features

- Semi detached five bedroom house
- Four ground floor living spaces
- Three bathrooms, guest WC and dedicated laundry room
- Off street parking

Information

Council Tax





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