



RESIDENTIAL SALES & ACQUISITIONS

RONA ROAD GOSPAL OAK, NW3

A bright and spacious five bedroom end of terrace Victorian family house providing 2,424 sqft located on this sought after road within the Mansfield Conservation Area. This desirable home offers bright and flexible accommodation arranged over four floors and comprises two intercommunicating reception rooms, an extended 30' kitchen/breakfast room, five bedrooms, two bathrooms and a small basement area. The house is now in need of some cosmetic attention but has the past benefit of having planning for a side return extension to the kitchen area, create a roof terrace and enlarge an existing dormer window with the addition of two conservation area Velux windows to the top floor.

The array of shops, cafes, pubs and deli's at South End Green are close by as well as the green open spaces of Hampstead Heath and the much loved Parliament Hill Lido. Many of London's best primary schools are within close proximity including Gospel Oak Primary School (rated Ofsted outstanding).

Rona Road is conveniently located for transport links with Gospel Oak overland station (150m) which provides links to the city (in 30 minutes) amongst other places. Belsize Park underground is (0.7 miles) offering fast access to Kings Cross, the City and West End and many more places. Rona Road is also on a cycle route to Kings Cross (20mins) and the city.











ACCOMMODATION & AMENITIES

Entrance Hall: Two Interconnecting Reception Rooms: 30' Kitchen/Family/Dining Area: 5 Bedrooms: 2 Family Bathrooms: Utility Room: Generous Patio Area and Garden: Residents Parking.

TERMS

TENURE

Freehold

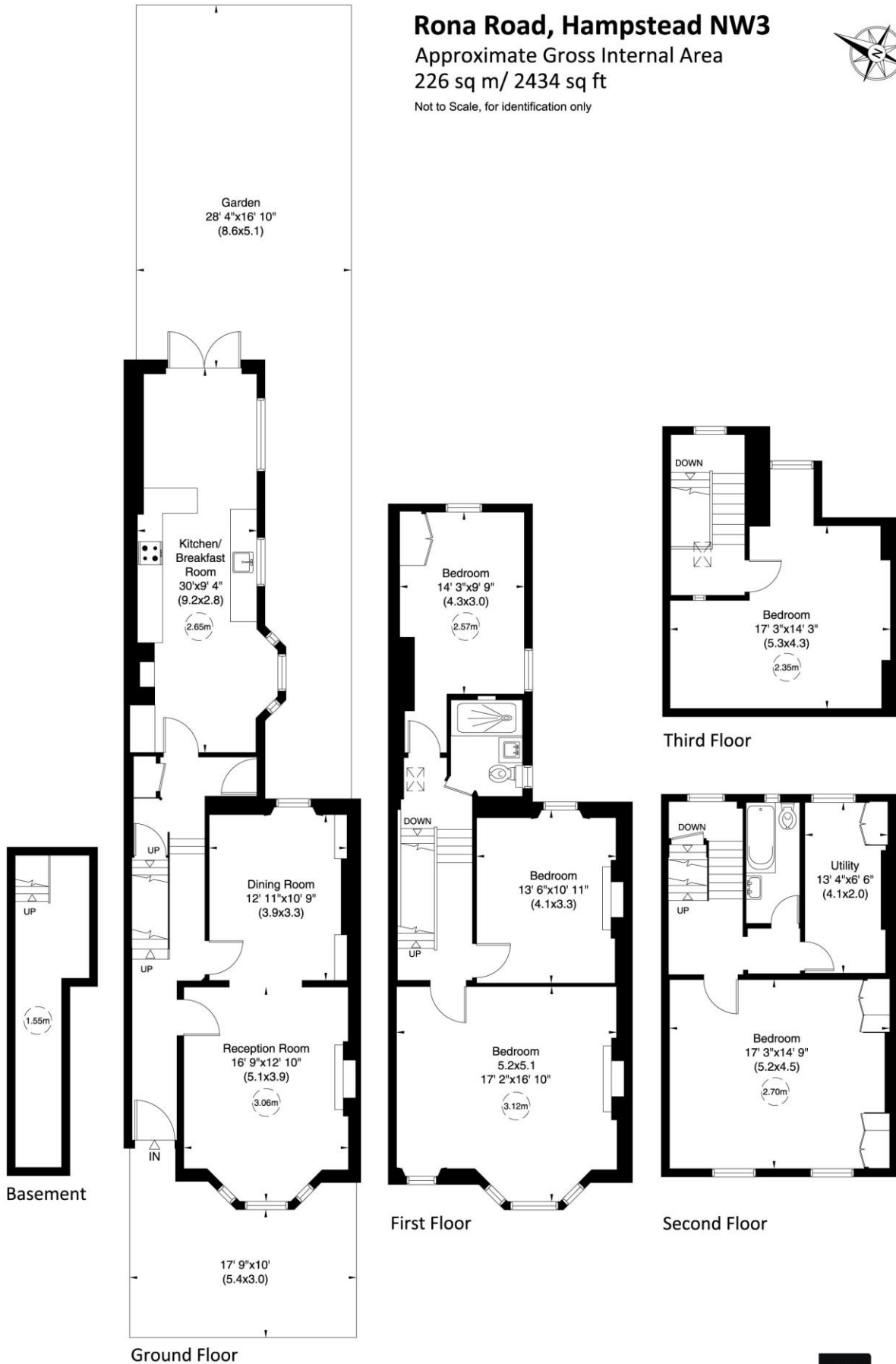
GUIDE PRICE

£2,425,000 Subject to Contract

Rona Road, Hampstead NW3

Approximate Gross Internal Area
226 sq m/ 2434 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

