



**MENELIK ROAD  
LONDON NW2 3RP**

**FREEHOLD  
GUIDE PRICE £2,350,000  
SUBJECT TO CONTRACT  
JOINT SOLE AGENT**

An Elegant 5-Bedroom Family Home in West Hampstead – New to Market

A beautifully appointed 5-bedroom semi-detached home offering over 3,200 sq ft of bright, well-proportioned space in a peaceful, sought after West Hampstead enclave. Blending period charm with contemporary style, this elegant property features off-street parking, a 45ft decked garden, and interiors bathed in natural light.

The ground floor boasts an expansive kitchen/dining/family room opening onto the garden, a formal reception room with bay windows and charming period details, a home office/playroom, and a utility room. Upstairs offers a principal suite, three further bedrooms (one en-suite), a family bathroom, and a fifth double bedroom/dressing room.

Situated on Menelik Road, just moments from excellent transport links, top schools, West End Lane shops and cafés, and local sports clubs. A perfect family home in one of West Hampstead's most desirable locations.

Two Underground Stations, Overground and Thameslink Stations are within walking distance and C11 bus stops and a Lime bike bay are less than a minute away.

**Telephone: +44 (0)20 7372 7272 Fax: +44 (0)20 7372 8484**

**Email: [info@abprop.co.uk](mailto:info@abprop.co.uk) Website: [www.abprop.co.uk](http://www.abprop.co.uk)**

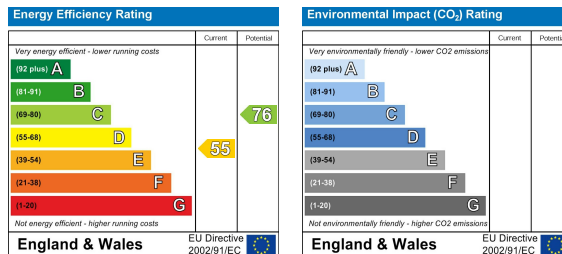


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### COUNCIL TAX BAND:



- SUBSTANTIAL PERIOD HOUSE
- 5 BEDROOMS 3 BATHROOMS 3 RECEPTION ROOMS
- SUPERB WELL PROPORTIONED ROOMS
- FRONT 7 REAR GARDENS
- BRIGHT SPACIOUS INTERIOR
- 25'5 KITCHEN BREAKFAST ROOM
- GREAT STORAGE
- CLOSE TO EXCELLENT TRANSPORT LINKS

### DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

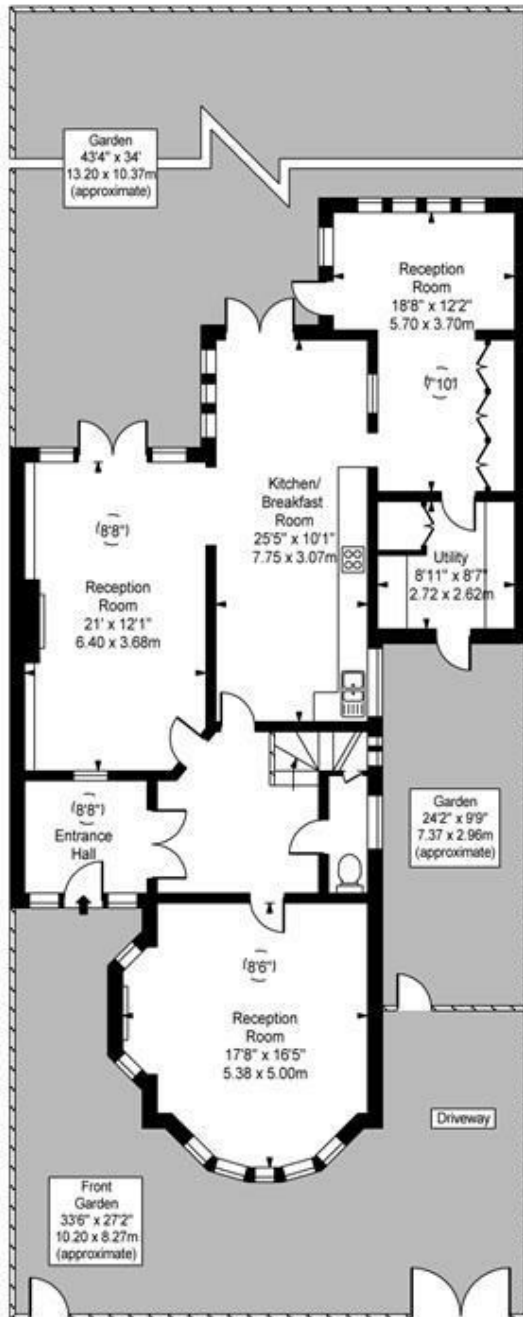
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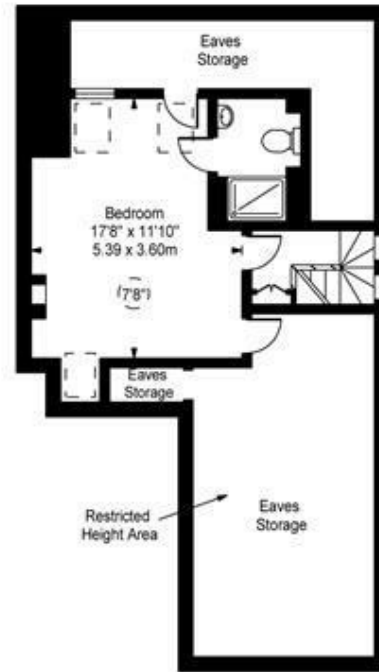
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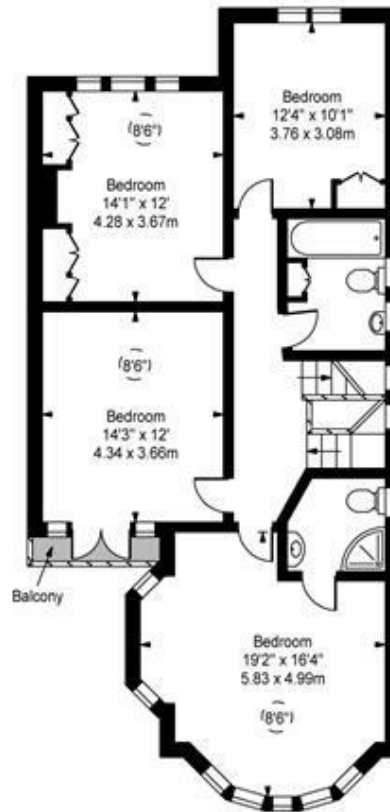
⌒ - Ceiling Height



Ground Floor



Second Floor



First Floor

Approx. Floor Area 3027 Sq Ft - 281.21 Sq M  
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 015063R

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