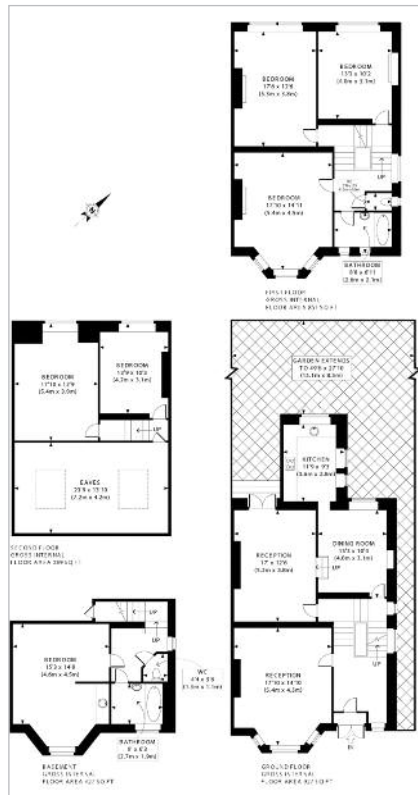


## London NW2

### 52 Minster Road, West Hampsted NW2 3RE

- **A Freehold Semi-Detached House**
- Extending to Approximately 241 sq m (2,594 sq ft)
- Potential for Extension to Rear and into Loft (subject to consents)



#### To View

The property will be open for viewing every Wednesday and Saturday between 12.00 pm - 1.00 pm

#### Joint Auctioneer

Messrs Greene & Co (Ref: Leon Bernadout).  
Tel: 0207 328 3232.  
Email: [leon@greene.co.uk](mailto:leon@greene.co.uk)

#### Seller's Solicitor

Messrs JD Law LLP (Ref: Jeremy Harris).  
Tel: 0207 438 0990.  
Email: [jharris@jd-law.co.uk](mailto:jharris@jd-law.co.uk)

#### VACANT – Freehold House

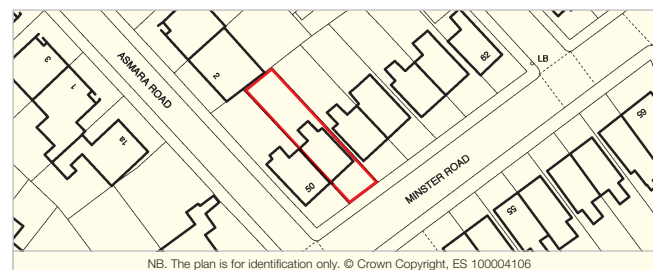


#### Tenure

Freehold.

#### Location

The property is located on the north side of Minster Road close to its junction with Asmara Road. Local shops and amenities are available on Cricklewood Broadway and in Kilburn to the west. Kilburn Underground Station (Jubilee Line) is within walking distance to the south as is Cricklewood Rail Station to the north. Local bus routes run along Westbere Road and the nearby A41 provides direct access to the M1 Motorway. The property is suitably located for access to Mill Lane for Emmanuel School and Hampstead School.



NB. The plan is for identification only. © Crown Copyright, ES 100004106

#### Description

The property comprises a semi-detached house arranged over basement, ground and two upper floors beneath a pitched roof. The property benefits from gardens to the front and rear together with off-street parking.

#### Accommodation

**Basement** – Reception Room, Bathroom, Separate WC

**Ground Floor** – Entrance Hall, Two Reception Rooms, Dining Room, Kitchen

**First Floor** – Three Bedrooms, Bathroom, Separate WC

**Second Floor** – Two Bedrooms, Annexe Room

NB. The property has not been measured by Allsop. We understand the property's gross internal floor area is approximately 241 sq m (2,594 sq ft).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



