

www.bargets.co.uk

16 Park Road, Regent's Park, London NW1 4SH
Facsimile: 020 7724 7055
Email: enquiries@bargets.co.uk



020 7402 9494



Westover Hill, Hampstead, NW3

Set within this secure gated development on a secluded plot, a deceptively low built five bedroom, six bathroom detached contemporary house of 4,990 sq ft with its own indoor swimming pool and a large wrap-around lawned garden. The house is offered for sale in very good decorative condition throughout and provides numerous and bright split level reception spaces, including a 25'5 double reception room, dining room, study and 18 ft media room as well as an 16'3 kitchen/breakfast room plus morning room and a separate utility room. The first floor offers a master suite comprising bedroom, en-suite bathroom and dressing room and there are four further bedrooms with en suite bathrooms. In addition to the existing square footage there is also a substantial loft that potentially offers 623sqft of extra bedroom/entertaining space that could be converted subject to the usual consents. There is also an integral double garage and off street parking for two cars behind gates.

ENTRANCE HALL / RECEPTION ROOM / KITCHEN / DINING ROOM / PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM / FURTHER TWO BEDROOMS WITH EN-SUITE SHOWER ROOM / TWO BEDROOMS WITH EN SUITE BATHROOM / STUDY / MEDIA ROOM / SAUNA / SWIMING POOL / PLANT ROOM / UTILITY ROOM / FAMILY SHOWER ROOM / GUEST CLOAKROOM / GARAGE / DRIVEWAY

TERMS

PRICE

Price £4,750,000 subject to contract.

www.bargets.co.uk

16 Park Road, Regent's Park, London NW1 4SH
Facsimile: 020 7724 7055
Email: enquiries@bargets.co.uk



020 7402 9494



MISREPRESENTATION ACT 1967 Messrs Bargets for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:-
(1) these particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract.
(2) All statements contained in these particulars as to this (these) property(ies) are made without responsibility on the part of Messrs Bargets or the vendors or the lessors.
(3) None of the statements contained in these particulars as to this (these) property(ies) are to be relied on as statements or representations of fact, nor should they be relied on for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property(ies) is in any way guaranteed and they are furnished on the express understanding that neither Messrs Bargets nor the vendor or lessor are to be or become under any liability or claim in respect of their contents.
(4) The vendor or lessor does not hereby make or give nor do Messrs Bargets have any authority to make or give any representation or warranty whatsoever as regards the property(ies) or otherwise.
(5) Any intended purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
(6) In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

Westover Hill, NW3

Gross internal area (approx.)
 473 Sq m (5087 Sq ft) Including Under 1.5m
 464 Sq m (4990 Sq ft) Excluding Under 1.5m

Loft
 113 Sq m (1217 Sq ft) Including Under 1.5m
 58 Sq m (623 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale
 Floor Plan by **capitolgroup** 020 8671 7722



MISREPRESENTATION ACT 1967 Messrs Bargets for themselves and for the vendors and lessors of the above property(ies), whose agents they are, give notice that:-

- (1) these particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract.
- (2) All statements contained in these particulars as to this (these) property(ies) are made without responsibility on the part of Messrs Bargets or the vendors or the lessors.
- (3) None of the statements contained in these particulars as to this (these) property(ies) are to be relied on as statements or representations of fact, nor should they be relied on for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property(ies) is in any way guaranteed and they are furnished on the express understanding that neither Messrs Bargets nor the vendor or lessor are to be or become under any liability or claim in respect of their contents.
- (4) The vendor or lessor does not hereby make or give nor do Messrs Bargets have any authority to make or give any representation or warranty whatsoever as regards the property(ies) or otherwise.
- (5) Any intended purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- (6) In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

