



Hampstead, London, NW3



020 7402 9494

**A magnificent low built double fronted detached family residence in this exclusive private gated cul-de-sac development, set behind electric gates and 24-hour guarded portered security/concierge.**

**This exceptional and well-presented property offers spacious and generous living, with uniquely flexible lateral accommodation arranged over two floors. Consisting of 5 bedroom suites, multiple reception/entertaining areas, sizeable kitchen/breakfast room and a stunning private manicured rear garden with an additional summer house studio/gym. Off-street & unlimited parking.**

**Ideally located on the South side of West Heath Road, less than 200 metres from the green open spaces of Hampstead Heath, with easy access to Hampstead village and its many cafes, boutiques and restaurants. There are excellent transport links including Hampstead & Golders Green stations (both Northern Line), Finchley Road station (Jubilee Line) and the many accessible bus route.**

- CENTRAL DRAWING ROOM
  - RECEPTION ROOM / OFFICE
  - RECEPTION ROOM / MEDIA ROOM
  - GARDEN ROOM
  - GYM / SUMMER HOUSE
  - PRINCIPAL BEDROOM SUITE + DRESSING ROOM
  - 4 FURTHER BEDROOMS
  - 3 ENSUITE BATHROOMS
  - 1 ENSUITE BATHROOM WITH DUAL ACCESS
  - KITCHEN/BREAKFAST ROOM
  - UTILITY ROOM
  - GUEST CLOAKROOM W.C
  - LOFT
  - AIR-CONDITIONING
  - OFF-STREET & UNLIMITED PARKING
- 
- SECURE GATED DEVELOPMENT
  - 24-HOUR PORTERED SECURITY/CONCIERGE

### **TERMS**

**Freehold**

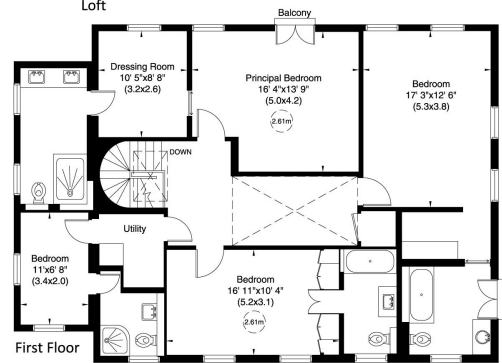
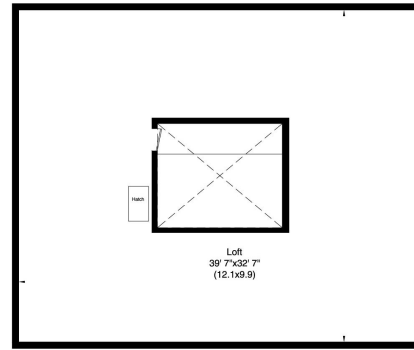
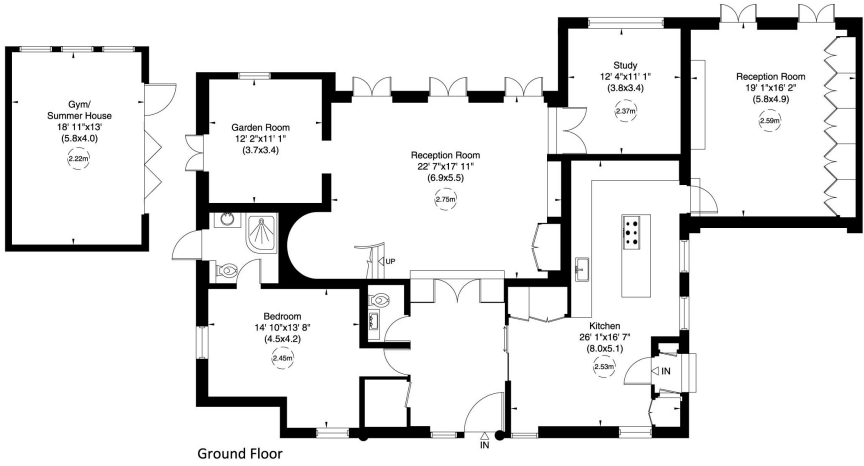
**Service Charge Approx £7,000 Per Quarter**

**Guide Price £6,000,000 Subject to Contract**





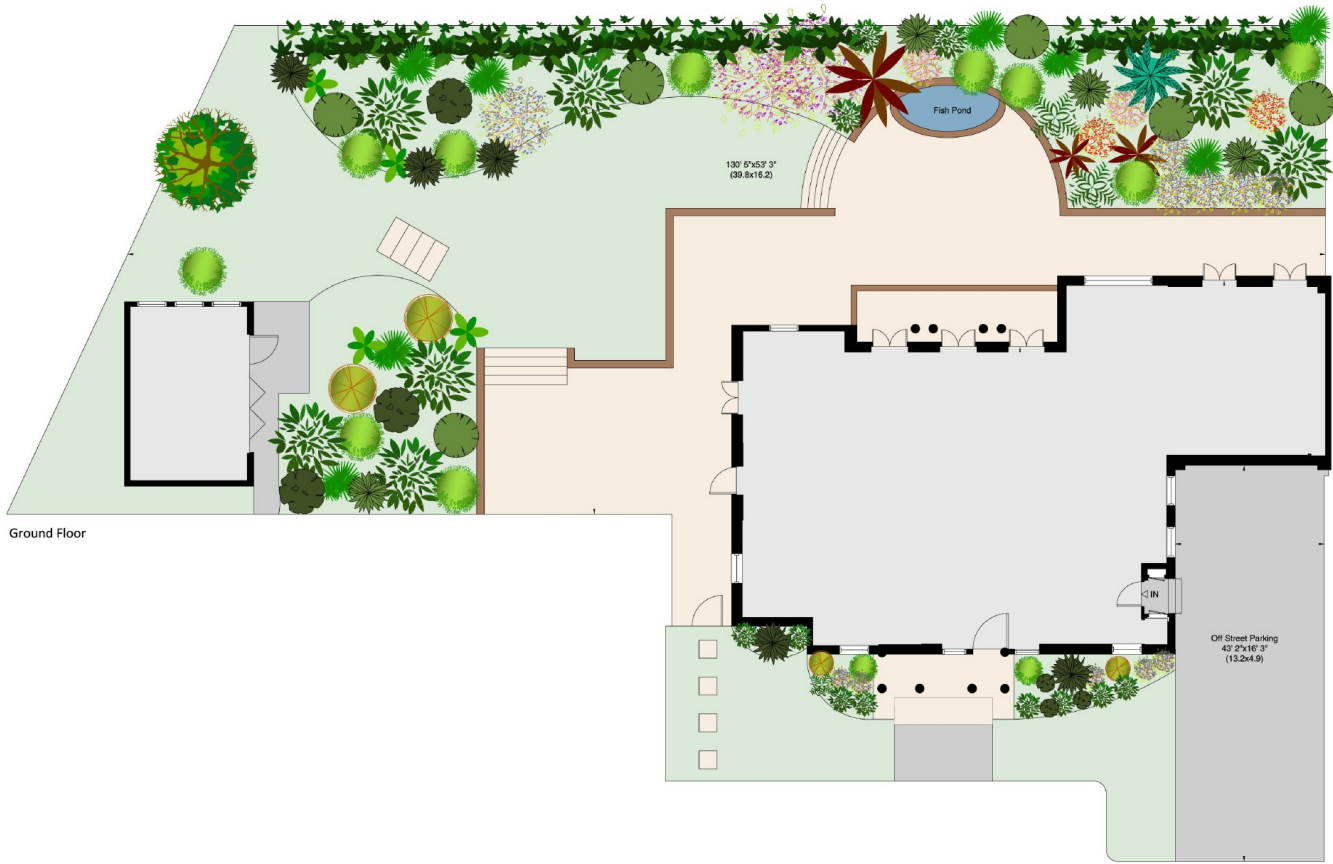
Approximate Gross Internal Area  
 449 sq m / 4832 sq ft Including Loft and Gym/ Summer House  
 307 sq m / 3300 sq ft Excluding Loft and Gym/ Summer House  
 Not to Scale, for identification only



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).



Site Plan  
0.2130624 Acre (approx)  
Not to Scale, for identification only



Ground Floor

