



glentree
INTERNATIONAL
020 8458 7311
www.glentree.com



HAMPSTEAD WAY NW11



FREEHOLD. SOLE AGENT.

£4,500,000.

ENTRANCE LOBBY: ENTRANCE HALL: KITCHEN/DINER: DINING ROOM:

LOUNGE: DRAWING ROOM: STUDY: PRINCIPAL BEDROOM WITH EN

SUITE: 5 FURTHER BEDROOMS (3 WITH EN SUITE):

FAMILY BATHROOM: 2 GUEST WC'S: FRONT AND REAR GARDEN:

OFF-STREET PARKING: COUNCIL TAX BAND H



Built in 1911 and on the market for the first time in 38 years, is this unique, Arts and Crafts detached family home, located directly opposite the rolling green acres of the Hampstead Heath Extension.

Spanning over 3,500 sq ft and arranged over 3 floors with off-street parking for 2 cars, this exquisite property offers an array of original features including wood panelling, a beautiful fireplace and herringbone parquet wood flooring throughout the ground floor.

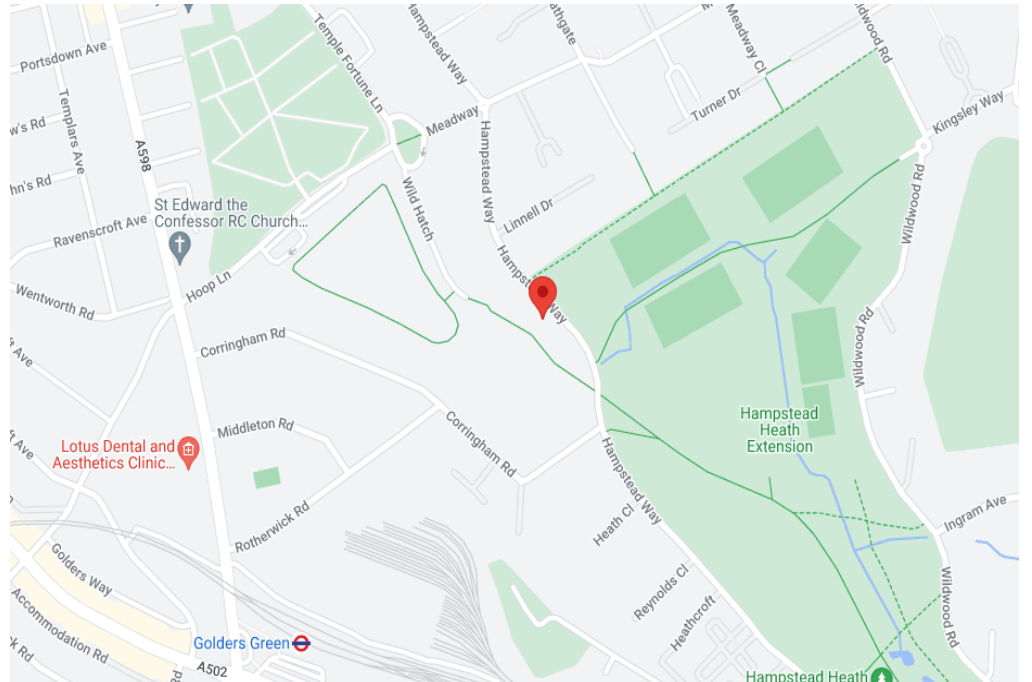
There is a generous and welcoming entrance hall which leads to four separate reception rooms, currently arranged as a lounge, a drawing room, a dining room and a study. There is a kitchen diner, a separate utility room and a guest w.c. Two of the reception rooms and the kitchen have doors leading out onto a stunning south facing, mature rear garden.



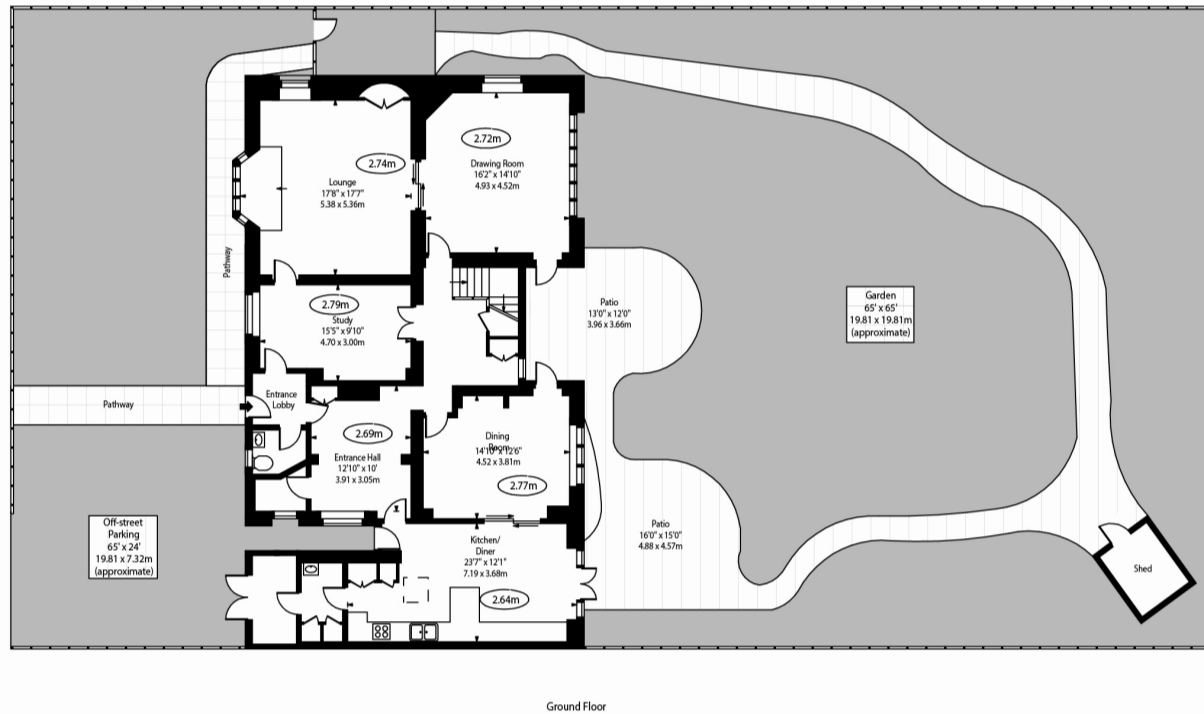
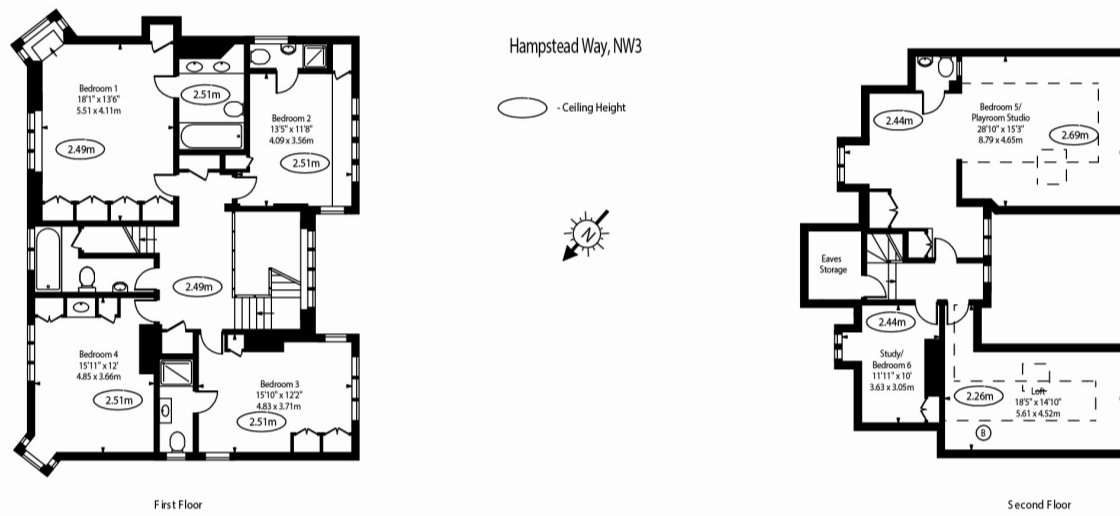
The first floor has a large landing with 4 double bedrooms and 4 bathrooms, 3 of which are ensuite and a separate family bathroom. The principal bedroom overlooks the front of the property with a stunning bay window offering views of the Heath Extension. The top floor consists of a large 5th bedroom which can also be used as a playroom/studio and a 6th bedroom currently used a study.

The amenities of Golders Green and its underground station are within a short walk away.









Approx Gross Internal Area 3517 Sq Ft - 326.74 Sq M
 Approx Floor Area Including Restricted Heights 3792 Sq Ft - 352.29 Sq M

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.