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NEVILLE DRIVE N2



FREEHOLD. MAIN AGENT.

£7,495,000.

THE PROPERTY OFFERS FANTASTIC SECURITY:
SHOCK AND VIBRATION SENSOR ON WINDOWS AND DOORS: HIGH
SECURITY FRONT DOOR WITH FINGERPRINT ACTIVATION:
OUTDOOR AND INDOOR CAMERAS THROUGHOUT: POLICE
MONITORED ALARM SYSTEM: LCS MONITORED ALARM SYSTEM:
EXTERNAL SENSORS AROUND THE ENTIRE HOUSE PERIMETER:
TOUGHENED AND LAMINATED WINDOWS AND GLASS DOORS FOR
ADDED SECURITY: PROGRAMMABLE DAYLIGHT / SUNLIGHT
EXTERNAL AND INTERNAL LIGHTING: AUTOMATIC OPENING AND
CLOSING CURTAINS



An exceptional brand newly developed family home that has been designed to the highest of specification, situated on the South side of Hampstead Garden Suburb.

This spectacular property offers outstanding living and entertaining space and features excellent outdoor space with manicured lawns and a beautiful patio terrace perfect for alfresco dining.

Upon entry you are met with a fantastic entrance hall gallery with wall panelling and an impressive floating staircase. The spacious entrance has been beautifully lit and leads through into a fabulous open plan double reception room and dining area which has been interior designed to the highest specification with wonderfully high ceilings, a fabulous feature fireplace and an impressive bar with wine coolers. Further features of the room include beautiful white marble flooring throughout and bespoke cabinetry.





The space features stunning floor to ceiling windows and doors allowing for an abundance of natural light to flood the entire downstairs area and provide a pretty outlook onto the beautifully landscaped garden. The sliding doors open onto the garden offering a lovely indoor/outdoor experience with al fresco dining and entertainment.

The incredibly designed kitchen features a fantastic cantilevered floating panda kitchen island with beautiful marble countertops. The kitchen has been fully integrated with top of the range Gaggenau appliances and features large sliding doors that open out onto the patio garden.

The ground floor also comprises a cosy TV room with beautiful skylight window for more informal accommodation.



Located on the first floor is the principal bedroom suite with its own dressing room with bespoke wardrobes, a balcony overlooking the landscaped garden and a superb marble bathroom featuring a walk in steam shower, free standing bath and double vanity area that has been beautifully lit. Also on the first floor are three further bedrooms, one en suite bathroom and a further family bathroom. The second floor comprises two further bedrooms (one en suite) and a utility room.

The property sits on 0.22 acres and benefits from a large resin carriage driveway. To the rear is a fantastic patio area accessed via the main reception room, which leads onto a red cedar pergola covered area with speakers, heaters and lighting, perfect for al fresco dining. The garden has been beautifully manicured and is surrounded by mature trees, shrubs and foliage.



There are also proposed and previously consented plans for a basement complete with swimming pool, sauna, steam room, gym, changing room, wine cellar, cinema room, further bedroom and guest W.C.

This semi rural area has much to offer from the impressive shopping at Hampstead (1.9m) and Highgate Villages (1.7m) with their abundance of stylish boutiques, independent shops and artisan food stores to the idyllic green spaces of Hampstead Heath (0.2m) and Kenwood (1m). The area also boasts an excellent selection of top-performing schools, many of which regularly achieve some of the best exam results in the country.

Winnington Road provides direct road links to The West End, The City, the A1 and the North Circular (A406). Nearest Underground stations are Hampstead (1.8), Highgate (2.5m) and Golders Green (1.3m). Heathrow (18.5m), Luton (27.7m) and City airports (21.6m) are easily accessible for private and commercial flights.



(CGI image of basement included)

NEVILLE DRIVE

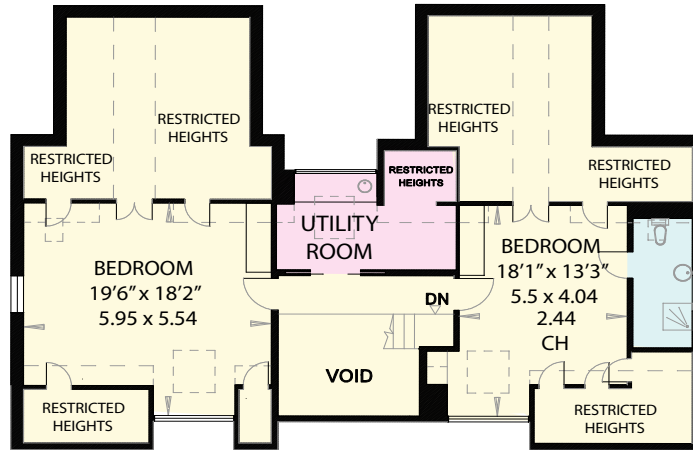
LONDON N2

Gross Internal Area = 457 sq metres/ 4920 sq feet
(Excluding Restricted Heights & Voids)

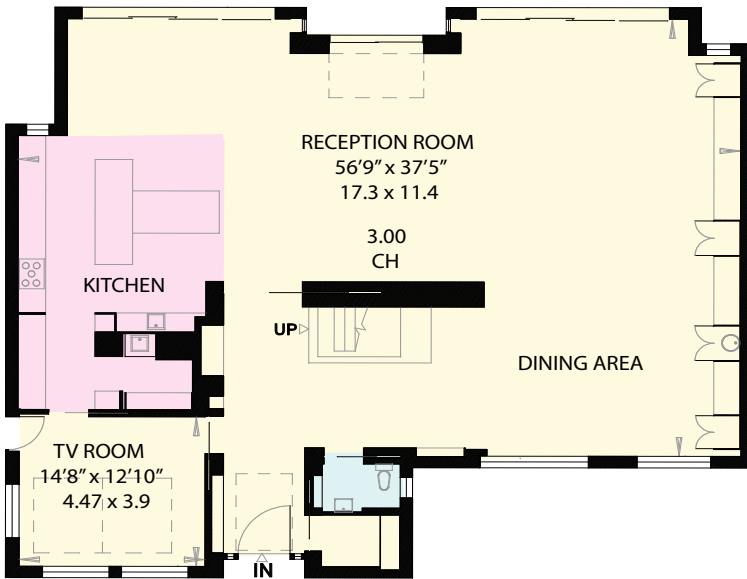
Restricted Heights = 54.4 sq metres/ 586 sq feet



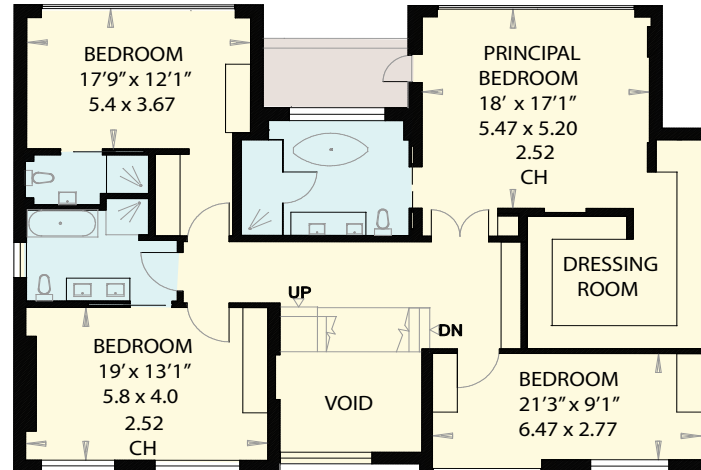
SITE = 0.22 ACRES



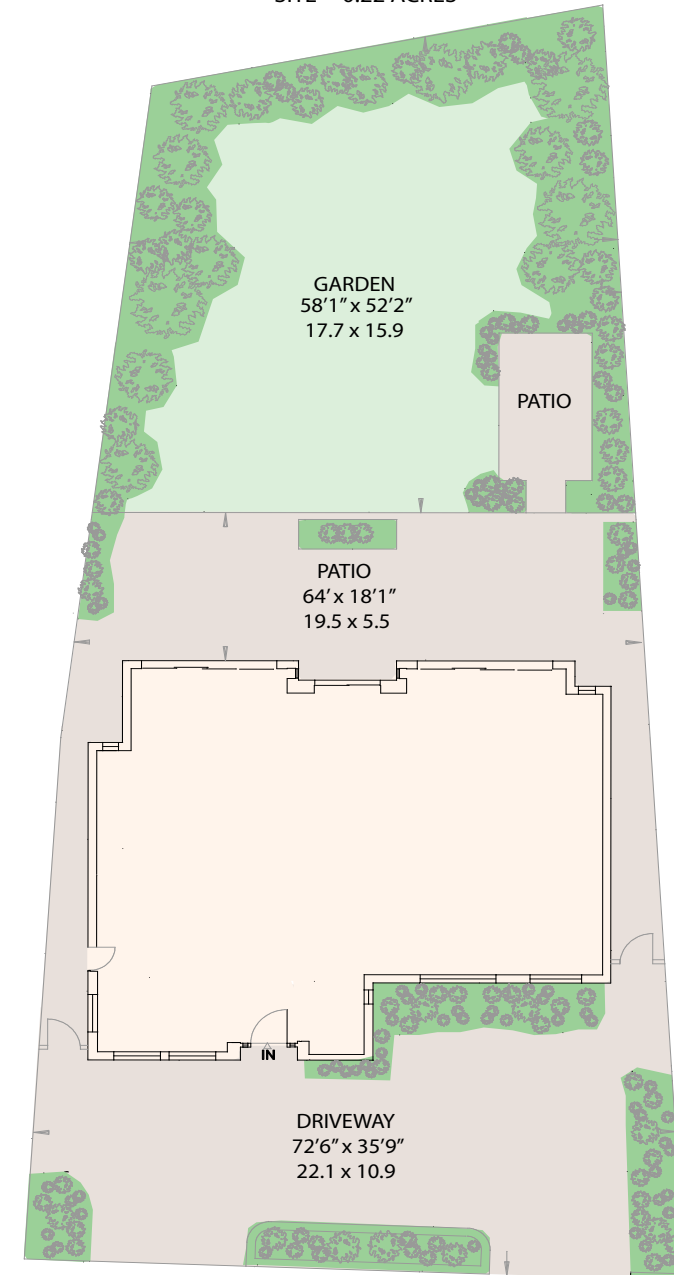
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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