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HEATH CLOSE NW11





FREEHOLD. SOLE AGENT.  
ASKING PRICE £3,295,000.

TWO RECEPTION ROOMS: KITCHEN/BREKFAST ROOM: PRINCIPAL  
BEDROOM SUITE WITH EN SUITE BATHROOM, DRESSING ROOM &  
BALCONY: 4 FURTHER BEDROOMS (1 EN SUITE BATHROOM): FAMILY  
BATHROOM: GUEST WC: STUDY: OUTBUILDING: REAR LANDSCAPED  
GARDEN: COUNCIL TAX BAND H

Forming part of a development of 10 large houses dating back to c 1911, this  
wonderful property designed by Parker and Unwin is virtually opposite the  
Heath Extension.





The property is of 'Arts and Crafts' design, featuring wonderful decorative brickwork, oak framed lead lined windows, hipped roofs and dormers with first floor loggias (open sided area) above the arched passage ways. Internally, the property has been majestically transformed by the current owners, creating an indulgent & luxurious environment yet sympathetic to the history and charm of the original design.

The restoration of the house been carried out with the finest of materials and forms the perfect blend of contemporary and period detail. The accommodation offers an abundance of entertaining areas, five bedrooms, four bathrooms and a beautiful mature garden.

Heath Close is just off Hampstead Way with the houses set well back off the street with their own large front gardens. This location is ideal for those lovers of Hampstead Heath and it is also within 1.5m of all the cafe's, shops, and restaurants of Hampstead Village. Transport links are at Golders Green (0.6m) where there are connections to the City & the West End via the Northern Line.

















# Heath Close, London, NW11 7DX

Approximate Area = 2966 sq ft / 275.5 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 3031 sq ft / 281.5 sq m

For identification only - Not to scale

Denotes restricted head height



**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.