



GAYTON ROAD,
HAMPSTEAD VILLAGE, NW3



A delightful mid-terraced Victorian house, comprising 1879 square feet (175 sq. m.), situated in the heart of Hampstead Village. Arranged over five floors, this wonderfully light and well-proportioned property is presented in beautiful decorative condition and boasts high ceilings, original cornicing and fireplaces throughout.

This charming home comprises a double reception room on the ground floor with steps leading onto a private secluded south east facing garden off the landing, a fantastic kitchen/dining room on the lower floor with access to a patio, utility room and guest cloakroom. Arranged on the upper three floors, are a principal bedroom with ensuite bathroom, three/four further bedrooms, plus a separate shower room and family bathroom.

Gayton Road abuts the High Street a short walk from The Heath and provides easy access to the extensive amenities of The Village, including the excellent transport facilities and abundance of local schools.

GUIDE PRICE £2,600,000

SOLE SELLING AGENT

FREEHOLD

ACCOMMODATION & AMENITIES

ENTRANCE HALL, DOUBLE RECEPTION ROOM, KITCHEN/BREAKFAST/DINING ROOM, UTILITY ROOM, GUEST WC, MASTER BEDROOM WITH ENSUITE BATHROOM, THREE FURTHER BEDROOMS, STUDY/BEDROOM FIVE, FAMILY BATHROOM, SEPARATE SHOWER ROOM, SOUTH EAST FACING GARDEN, RESIDENTS PARKING, EER – D







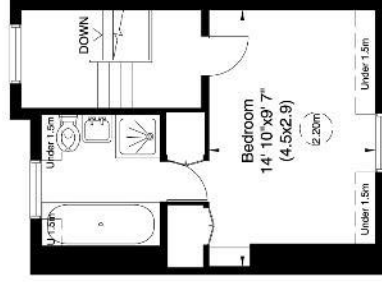
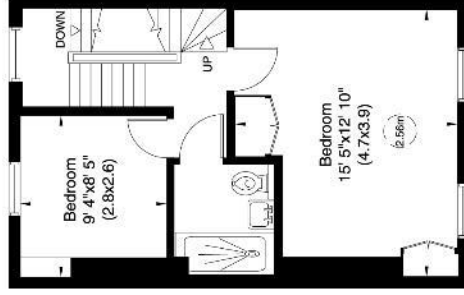
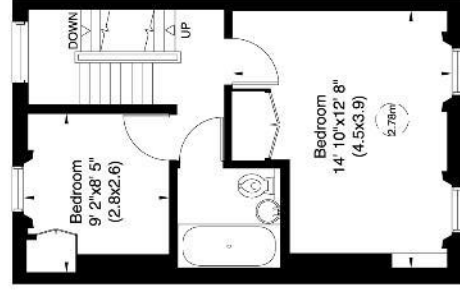
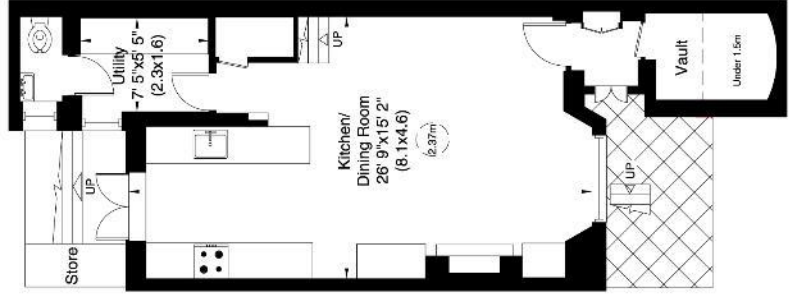
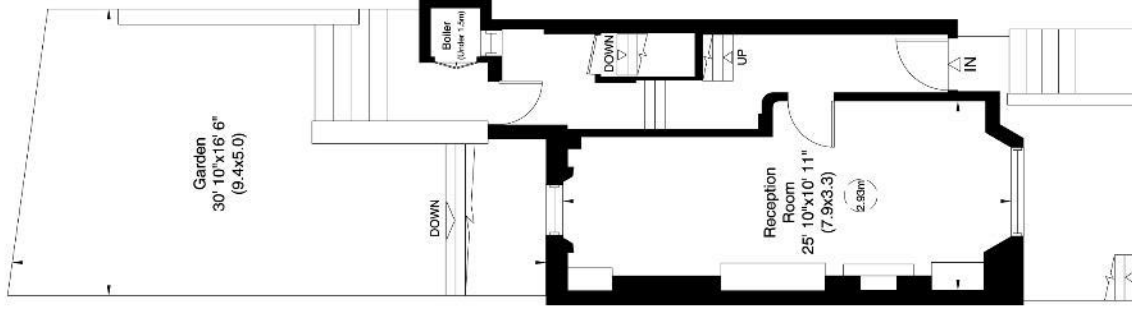


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Gross internal area (approx.)
175 Sq m (1879 Sq ft) including Vault and Under 1.5m

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Raised Ground Floor

Lower Ground Floor

Not to scale, 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 FICS Code of Measuring Practice).