



KEMPLAY ROAD, **HAMPSTEAD VILLAGE, NW3**



Built in 1872, this wonderful detached, double-fronted property is on the market for the first time in 40 years. This exceptional property, with an abundance of period character and charm, occupies a prominent corner plot at the junction of Kemplay Road and Pilgrim's Lane, a two-minute walk from Hampstead Heath and the Village.

Over 4800 sq. ft. in total (nearly 450 m²), the main property offers some 3813 sq. ft. (355 m²) with around 1000 sq. ft. (93 m²) of additional accommodation in the Studio and garage. The raised ground floor is particularly well laid-out with four reception rooms, a kitchen and a guest cloakroom, all approached from the impressive entrance hall which leads through the house directly to the back garden.

Original Victorian features have been left intact, including three magnificent plaster ceiling roses, ornate fireplaces and window shutters. Fold-back doors allow a large double reception room which takes light from the front and back of the house. On the first floor are five bedrooms, each having their own bath/shower facilities. The top floor consists of a large bedroom, spacious dressing room, bathroom and a lovely roof terrace which catches the sun most of the day and offers views over London.

The lower ground floor which has natural light from three directions can be accessed from within the house or via its own separate entrance. There are four rooms, WC and a very spacious utility / laundry area, including a dog bath.

The house is surrounded by established gardens on three sides, also gives access to the various outbuildings, a summer house, Studio and garage, outside of which there are two off-street parking places. Kemplay Road is supremely located for access to both Hampstead Heath and the varied amenities of the High Street and South End Green.

ACCOMMODATION AND AMENITIES

GROUND, FIRST AND SECOND FLOOR: ENTRANCE HALL, DOUBLE DRAWING ROOM, DINING ROOM, FAMILY ROOM, KITCHEN, GUEST WC, MASTER BEDROOM WITH EN SUITE DRESSING ROOM, BATHROOM AND ROOF TERRACE, FIVE FURTHER BEDROOMS (FOUR EN SUITE), SEPARATE SHOWER ROOM/WC

GARDEN FLOOR AND GROUNDS: INDEPENDENT SIDE ENTRANCE, OFFICE, RECEPTION ROOM, WORK/STORE ROOM, UTILITY ROOM, GUEST CLOAKROOM, EXTENSIVE STORAGE, GARDENS TO 3 SIDES, STUDIO WITH SHOWER/WC AND SEPERATE KITCHENETTE, SUMMER HOUSE, SIDE PASSAGE, GARAGE, OFF STREET PARKING FOR 2 CARS, CA-H STREET PARKING

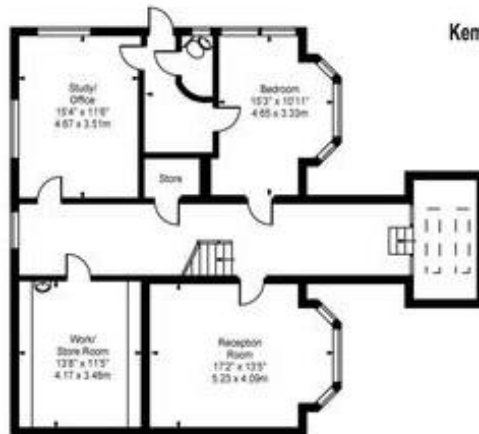
GUIDE PRICE £5,450,000

JOINT SOLE SELLING AGENTS

FREEHOLD



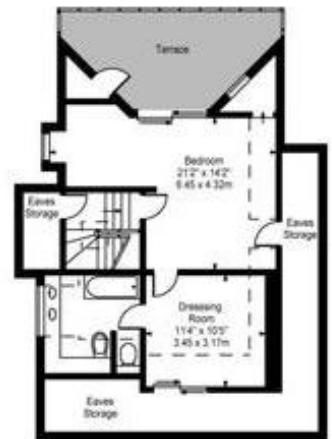
Kemplay Road, NW3



Lower Ground Floor



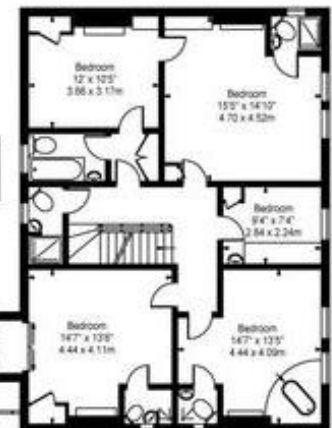
Ground Floor



Second Floor



Mezzanine



First Floor

Approx Gross Internal Area 3813 Sq Ft - 354.23 Sq M

(Excluding Mezzanine, Summer House Studio & Garage)

Approx Floor Area Including Restricted Heights 4831 Sq Ft - 448.81 Sq M

(Including Mezzanine, Summer House Studio & Garage)

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No 32991

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



