



**TEMPLEWOOD AVENUE**  
**HAMPSTEAD, NW3**



A detached low built modern house, occupied by the current owners for over 35 years. The property is positioned in a secluded and private location, occupying a site approaching a third of an acre, on one of Hampstead premier streets.

The existing house extends to 2,877 sq. ft. (267 sq. m.) and is set back and shielded from the road. It benefits from a substantial and well-established 113' North West facing rear garden, along with gated off street parking.

There is an opportunity for a prospective buyer to extend and remodel the existing home or design a new bespoke residence, subject to obtaining the relevant Local Authority planning consents, in one of the area's most coveted residential addresses.

Templewood Avenue is located abutting West Heath and conveniently for The Village with its boutiques, coffee shops transport facilities and extensive schools.

**GUIDE PRICE £4,650,000**

**JOINT SOLE SELLING AGENTS**

**FREEHOLD**



# Templewood Avenue, NW3

Approximate Gross Internal Area = 251.7 sq m / 2709 sq ft  
(Excluding Reduced Headroom)

Reduced Headroom = 2.8 sq m / 30 sq ft

Garden House = 12.8 sq m / 138 sq ft

Total = 267.3 sq m / 2877 sq ft

0.296 Acre Site



First Floor

Reduced headroom below 1.5m / 50



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID348015)

