



PRINCE ARTHUR ROAD HAMPSTEAD VILLAGE NW3



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This elegant high ceilinged 6 to 7 bedroom house (5187 sq ft) comprises a grand entrance hall, four reception rooms, a bespoke fitted kitchen/breakfast room, principal bedroom with large en suite dressing room and bathroom, two further bedroom suites, three further bedrooms, family bathroom, top floor games room/study, utility room, store rooms, potential to create a staff flat with separate entrance, 102' landscaped rear garden with a separate children's soft play area and off street parking.



A RARE OPPORTUNITY  
TO ACQUIRE AN  
EXTREMELY SPACIOUS  
FAMILY HOME SITUATED  
IN THE HEART OF  
HAMPSTEAD VILLAGE.

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### LOCATION

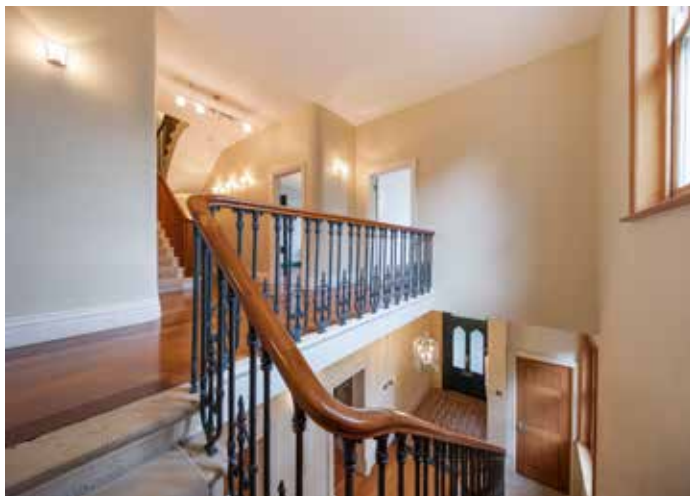
Located only a moments from the extensive shops, bars and cafés within the High Street, local schools and various transport facilities providing easy access into Central London and The City.

### ACCOMMODATION & AMENITIES

Large entrance hall | 2 guest WC's | Kitchen/ breakfast room/ dining & family room leading onto a terrace with access down to the garden and patio | Drawing room | Gym/music room | Study/ staff bedroom | Master bedroom with ensuite dressing room and large bathroom | 5 to 6 further bedrooms (2 en suite) | Family bathroom | 26' top floor games room | Far reaching city and village views | Numerous store rooms | 102' rear garden with separate soft play area | Off street parking space | Residents parking CA-H

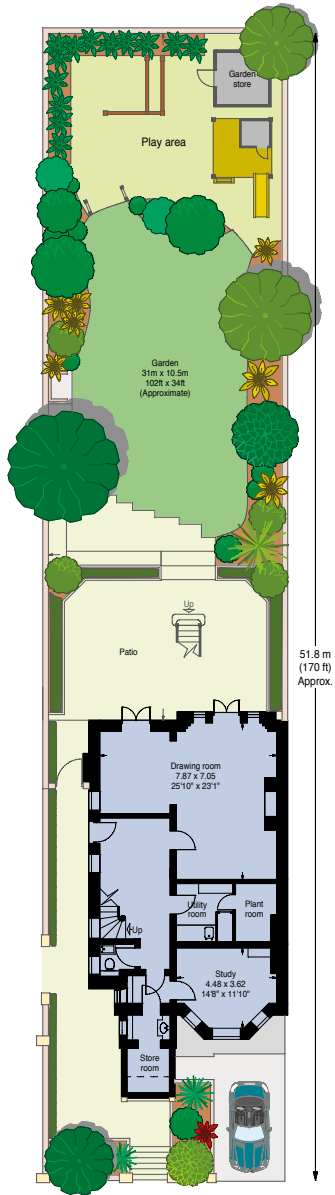
### TERMS

Tenure Freehold  
Guide Price Price on Application  
Joint Sole Agents

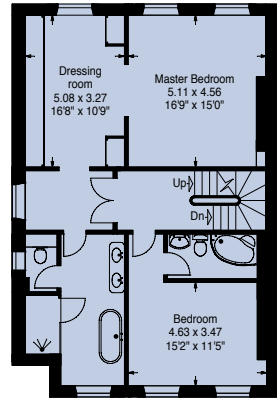




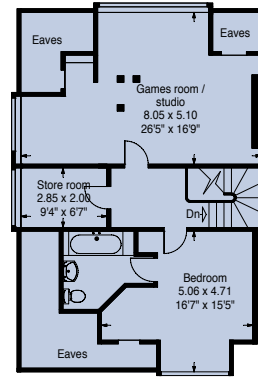
GROSS INTERNAL AREA APPROX.  
482 SQ M - 5,187 SQ FT



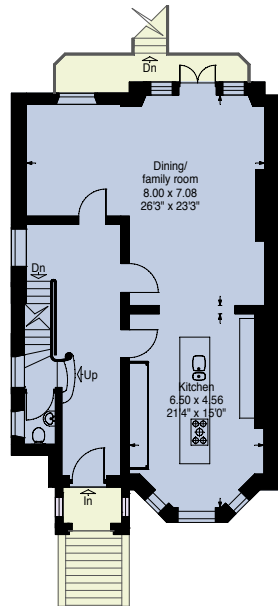
Lower Ground Floor



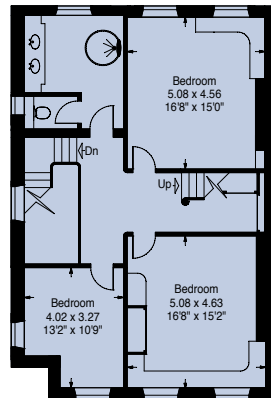
Second Floor



Third Floor



Ground Floor



First Floor



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Brochure and Photography by **capital group** 020 8671 5448



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



RESIDENTIAL SALES & ACQUISITIONS

**020 7431 0000**

28 Church Row, Hampstead, London NW3 6UP  
email: [info@marcusparfitt.com](mailto:info@marcusparfitt.com) [www.marcusparfitt.com](http://www.marcusparfitt.com)