



**HOLLY HILL**  
**HAMPSTEAD VILLAGE, NW3**



An opportunity to purchase a spacious four-bedroom flat fronted modern house, designed by the renowned architect Ted Levy, comprising 2277 square feet (212 sq. m.), located in the heart of Hampstead Village, a stone's throw from the High Street and Underground Station.

This spacious and light filled home is offered in good condition throughout and provides flexible accommodation arranged predominantly over three levels.

In addition to the lateral living that this unique home affords, additional features include a double volume 23' reception room with vaulted ceilings with a mezzanine study and a separate entrance at street level which could enable the ground floor to be utilised as a self-contained one bedroom unit, if required.

The house has the additional benefit of gated off street parking for two cars, a lower patio garden and an elevated terrace.

**GUIDE PRICE £3,250,000**

**SOLE AGENT**

**FREEHOLD**

## ACCOMMODATION & AMENITIES

ENTRANCE HALL, GUEST WC, COAT CUPBOARD, KITCHEN/BREAKFAST ROOM, 23' DOUBLE VOLUME RECEPTION ROOM WITH A GALLERIED MEZZANINE HOME OFFICE, PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, THREE FURTHER BEDROOMS, TWO FAMILY BATHROOMS, FURTHER RECEPTION AREA, UTILITY ROOM, LOWER PATIO GARDEN, RAISED TERRACE, GATED OFF STREET PARKING FOR TWO CARS, SEPARATE STREET LEVEL ACCESS, EER-D, RESIDENTS PARK CA-H





# Holly Hill, NW3

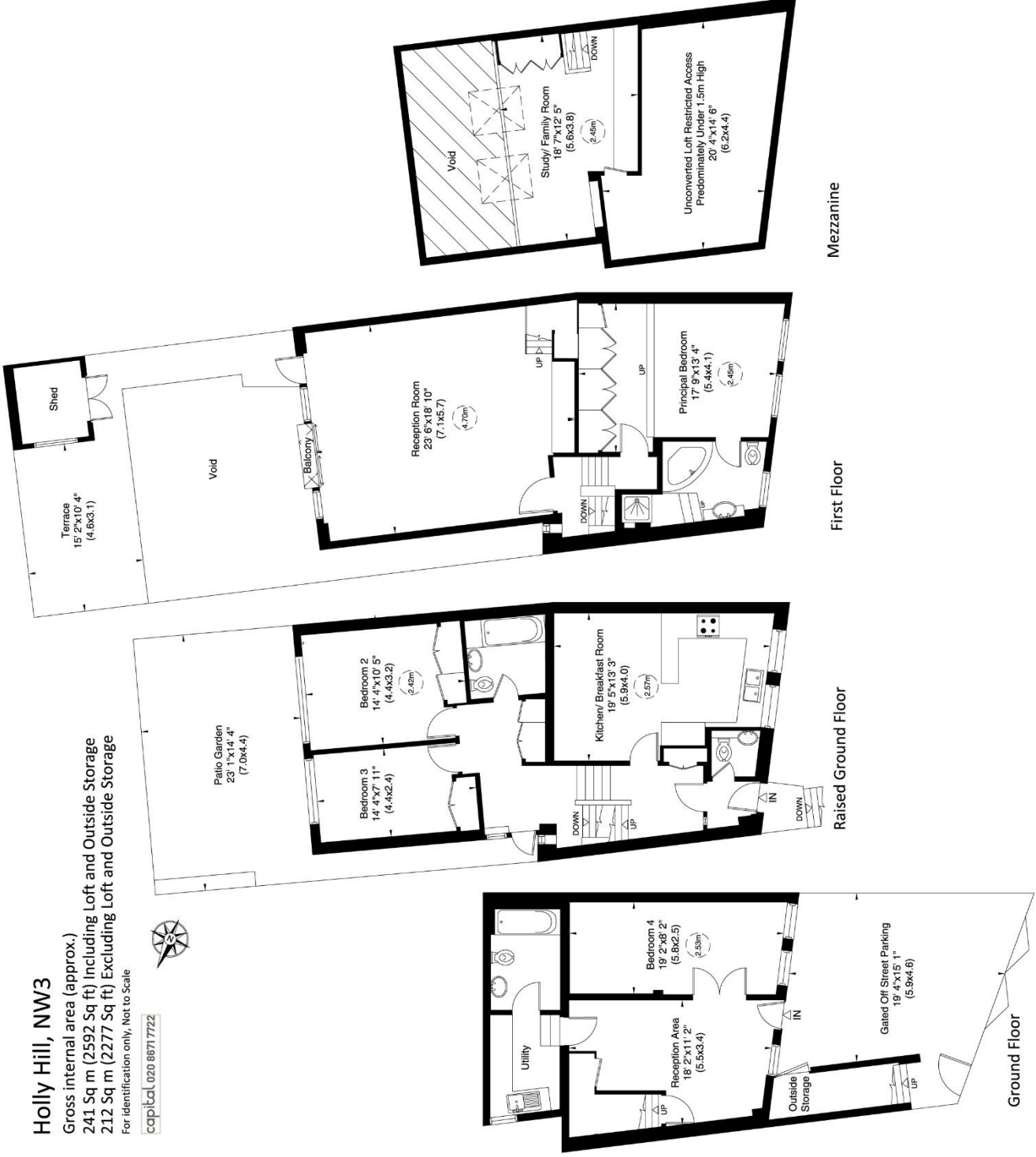
Gross internal area (approx.)

241 Sq m (2592 Sq ft) Including Loft and Outside Storage

212 Sq m (2277 Sq ft) Excluding Loft and Outside Storage

For identification only. Not to scale

capital.020.85717722



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 RICS Code of Measuring Practice).



