



VILLAS ON THE HEATH, VALE OF HEALTH
HAMPSTEAD, NW3



Located in a secluded and quiet enclave, surrounded by Hampstead Heath, is this beautiful Grade II listed Victorian Villa with a blue plaque citing the residence of Rabindranath Tagore, a famous Poet and Writer, who lived here in 1912, and who was one of the most influential figures in Indian literature and culture.

Offering a rare triple aspect, this beautifully refurbished home comprises of stunning interiors. The ground floor consists of a bespoke designed kitchen with marble counter tops, that opens onto the dining room with wooden flooring throughout. There is a separate study which leads on to the private rear patio garden.

There is a half landing which leads to the family bathroom that has a free-standing bath and separate shower along with a separate large utility cupboard. Located on the first floor is a charming double reception room which is filled with natural light, with wooden flooring, two fire places and views of the Vale of Health. A further half landing leads to the second bedroom whilst on the second floor there is a dual aspect principal bedroom with en suite shower room. A third bedroom has a staircase leading up to a sizeable roof terrace with verdant views of the Heath.

In addition, there is a roof space, currently accessed via the terrace, which benefits from far reaching views. Pre-application advice has been sought from the Local Authority, to create internal access to the attic, alongside extending into the back patio to create a dining room/conservatory. Further information can be provided upon request.

GUIDE PRICE £2,700,000

SOLE AGENT

FREEHOLD

ACCOMODATION & AMENITIES

ENTRANCE HALL, KITCHEN/BRAKFAST ROOM, DINING ROOM, STUDY, FIRST FLOOR DOUBLE RECEPTION ROOM, PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATH/SHOWER ROOM, ROOF TERRACE, PATIO GARDEN, ATTIC WITH POTENTIAL FOR CONVERSION, SUBJECT TO THE NECESSARY CONSENTS. RESIDENTS PARKING.





Villas On The Heath, NW3

Approximate Area = 155.8 sq m / 1677 sq ft

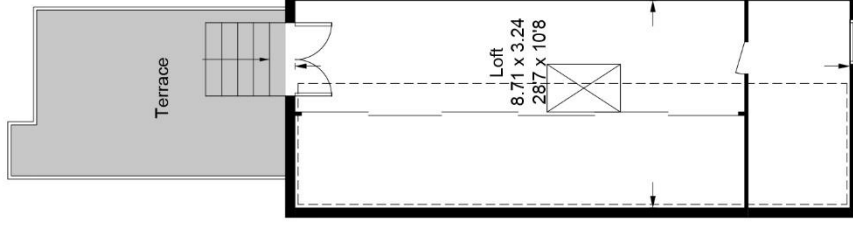
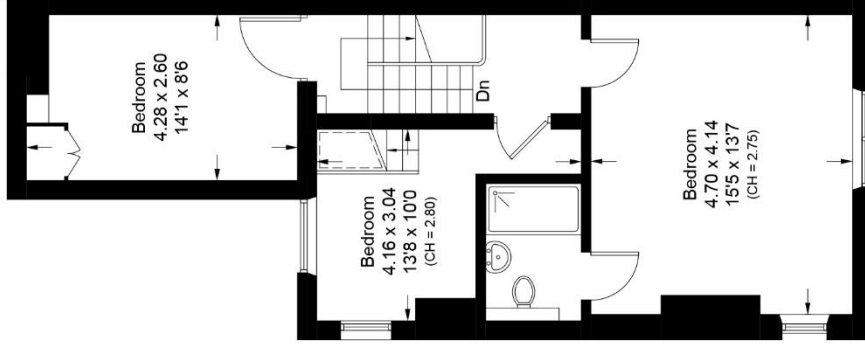
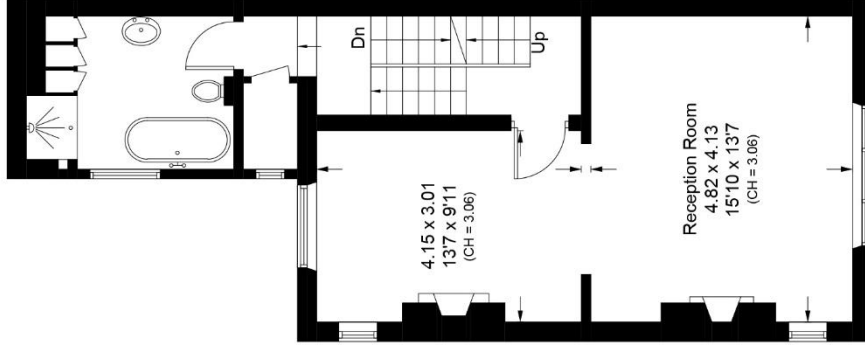
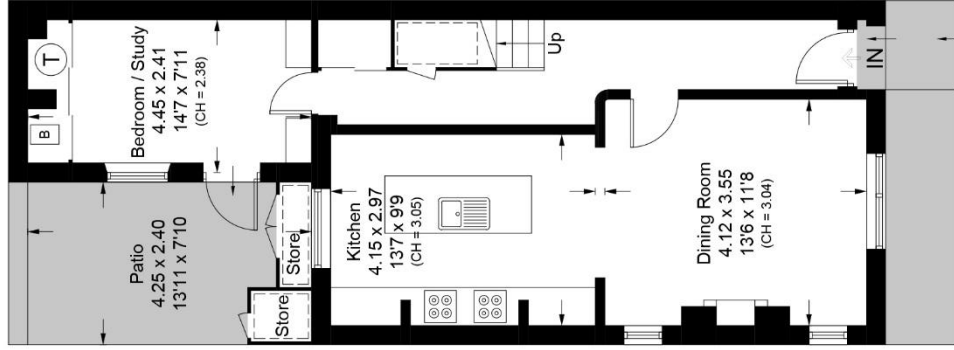
Loft = 32.0 sq m / 345 sq ft

Stores = 1.6 sq m / 17 sq ft

Total = 189.4 sq m / 2039 sq ft

Including Limited Use Area (22.3 sq m / 240 sq ft)

 = Reduce head height below 1.5m



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.







