



HAMPSTEAD HILL GARDENS, HAMPSTEAD, NW3

MARCUS
PARFITT

HAMPSTEAD HILL GARDENS

HAMPSTEAD, NW3

A beautiful, rarely available, red brick double fronted detached family home. This fantastic property is located on one of the most sought-after residential roads in Hampstead benefiting from being set behind a secure gated entrance.

The house has been beautifully refurbished throughout by the current owners and offers exceptional, bright, high-ceilinged accommodation arranged over four floors. On the raised ground floor there is a welcoming entrance hall overlooking garden to the rear, a 33' front to back double reception room, a large 21' family room and an office/study. There is a fantastic family orientated kitchen/ breakfast/family room which opens out onto a spectacular conservatory/garden room, guest bedroom suite, utility, boot room, wine cellar and guest WC on the garden floor. On the first floor is the principal suite with double bedroom, large dressing room and en suite bathroom, two additional bedrooms with a shared family bathroom. There are three further bedrooms on the top floor, (two en suite) with generous balconies each offering far reaching views. The gardens are a particular feature to this wonderful property extend to over 90' x 70' and are mainly laid to lawn with mature shrubs, hidden walkways, trees and bushes with a large paved dining area and a pretty gazebo that overlooks a water feature and pond. The secure front garden has gated off-street parking which leads to the integral garage that is wider than normal and has a 2 car stacking system.

Sole Selling Agents

Guide price: Upon application

Freehold

Secure Entrance | Reception Hall | 33' Double Reception Room | 21' Drawing Room | Study/Office | 33' Hand Built 'Shaker Style' Kitchen/Breakfast Room | 29 x 18 Conservatory/Garden Room | Utility Room | Boot Room | Guest Cloakroom | Cellar | Ground Floor Bedroom with En Suite Bathroom | Principal Bedroom suite with En Suite Dressing Room and Bathroom | 5 Further Bedrooms | 3 Bathrooms (2 En Suite) | Two Roof Terraces | 90 x 70 Rear Garden | Gated Off street parking | Integral Garage with Car Stacker | Residents Permit Parking









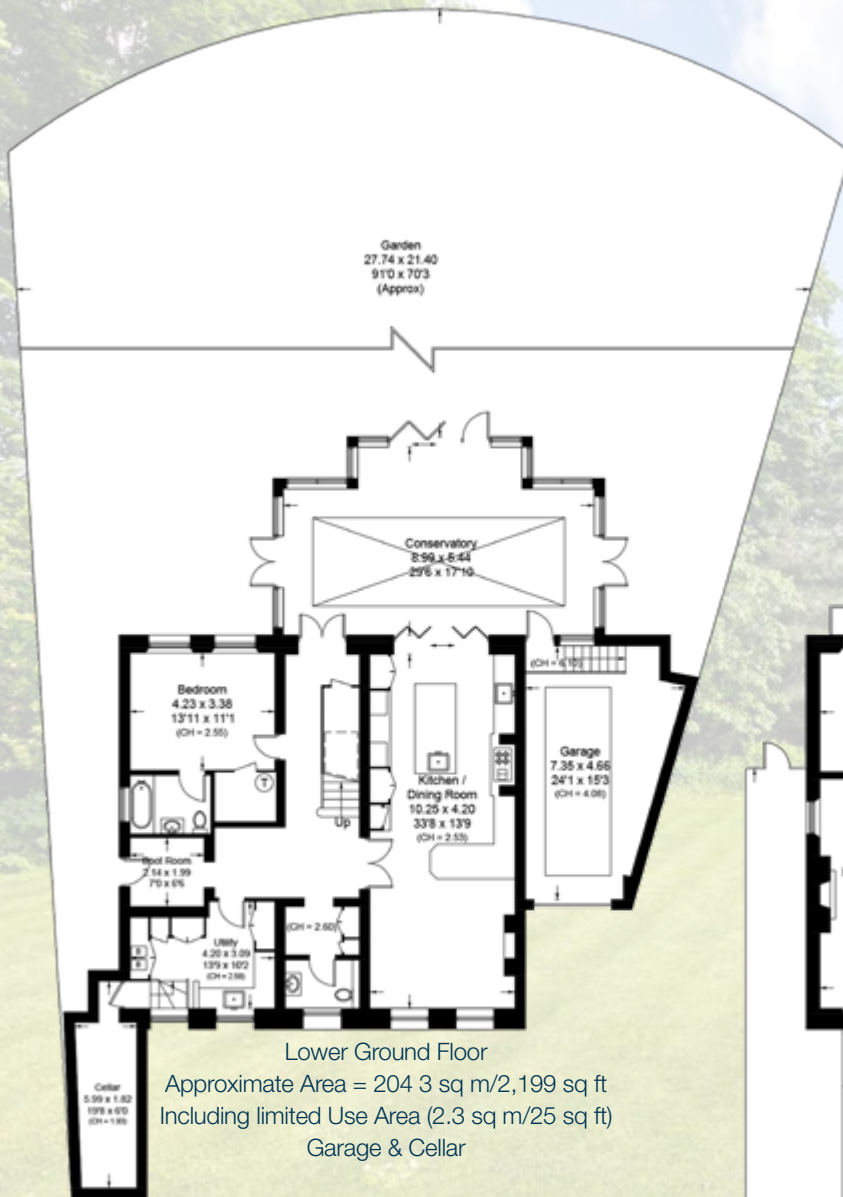






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Approximate Area = 534.1 sq m / 5,749 sq ft
Including Limited Use Area (14.5 sq m / 156 sq ft) / Garage / Cellar & Eaves



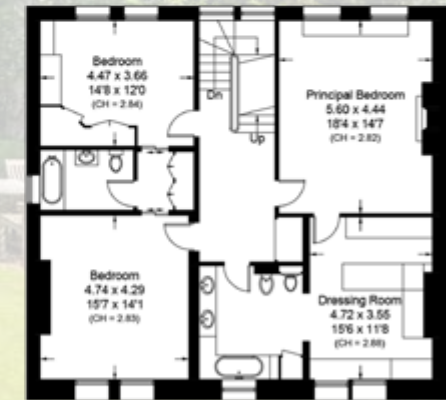
Lower Ground Floor
Approximate Area = 204.3 sq m / 2,199 sq ft
Including limited Use Area (2.3 sq m / 25 sq ft)
Garage & Cellar



Ground Floor
Approximate Area = 116.7 sq m / 1,256 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



Second Floor
Approximate Area = 95.1 sq m / 1,024 sq ft
Including limited Use Area (11.7 sq m / 126 sq ft) / Eaves



First Floor
Approximate Area = 118.0 sq m / 1,270 sq ft



RESIDENTIAL SALES & ACQUISITIONS

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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.

