



ELDON GROVE, HAMPSTEAD, NW3



A unique opportunity to buy a charming double fronted detached 1930s house which is on the market for the first time since 1977.

The two-storey property is set back from the road, occupying a rare double width plot, comprising two gardens, two driveways and a large garage.

The existing house is being sold with recently obtained comprehensive planning consent to erect a rear single storey extension at ground level, a side and rear extension at first floor, the conversion and extension of the loft, as well as the excavation of a new basement. Once completed, this property will provide a stunning five-bedroom family home of approximately 3800 square feet (353 square metres). In addition, subject to the necessary consent there is potential to extend further and build an additional structure.

Eldon Grove is a delightful, quiet, wide, tree-lined road, equidistant between Hampstead and Belsize Park Underground Stations (Northern Line), both approximately 600m away. The property is around the corner from Rosslyn Hill with its various boutiques and cafes and the further amenities of Hampstead and Belsize Village, with Hampstead Heath and the Royal Free close by.

GUIDE PRICE £6,250,000

JOINT SOLE AGENT

FREEHOLD





Eldon Grove, NW3

Approximate gross internal area

2380 sq ft / 221.10 sq m

(Including Loft & Excluding Restricted Height Under 1.5m, Garage & Shed)

Loft

928 sq ft / 86.21 sq m

Garage

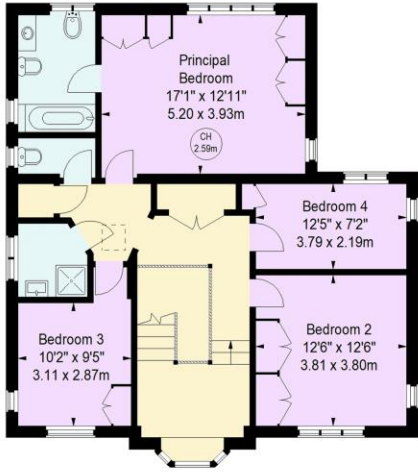
284 sq ft / 26.38 sq m

Shed

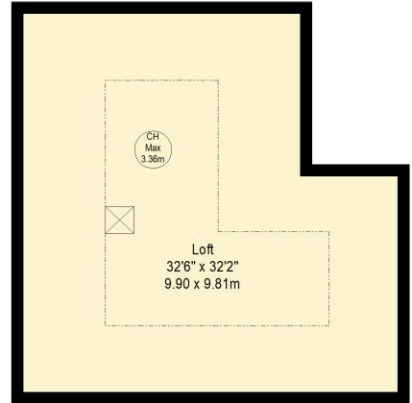
60 sq ft / 5.57 sq m

Restricted Height Under 1.5m

648 sq ft / 60.20 sq m



First Floor



Second Floor



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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CONSENTED PLANS FOR CAMDEN COUNCIL PLANNING - APPLICATION NO: 2022/0675/P



No.12 Gross Internal Area (GIA)		
Level	Area (sq.m)	Area (sq.ft)
-01 Basement - No12	109.1 m ²	1,174 ft ²
00 Ground Floor - No12	118.4 m ²	1,275 ft ²
01 First Floor - No12	97.1 m ²	1,045 ft ²
02 Second Floor - No12	28.5 m ²	307 ft ²
	353.1 m ²	3,801 ft ²



