



REDINGTON ROAD **HAMPSTEAD, NW3**



Offered for sale for the first time in over 50 years is this spacious early 1950s red brick semi-detached property which comprises approximately 3365 square feet (313 sq. m.), located on the Southern side of this highly sought after tree line street, situated moments from the rolling acres of Hampstead Heath.

Although the house has been well maintained by the current owners, it is now in need of modernising and presents a buyer with the opportunity to renovate and remodel to their own specification or, subject to the necessary consents, demolish and create a bespoke house.

The house is split level, but arranged predominantly over four floors, which provides three to four generous high ceilinged reception areas, a fitted kitchen/breakfast room, three/four bedrooms, two bathrooms and extensive storage areas with ample scope to extend.

There are spectacular views from most of the principle rooms at the rear which overlook the extensive gardens and grounds, an exceptional feature of the house, which extend to over 130' in length with a level lawned area and an additional 'oasis' wooded garden, which spans the width of this and the adjoining property.

The property also benefits from off street parking for two cars.

GUIDE PRICE £3,450,000

SOLE SELLING AGENTS

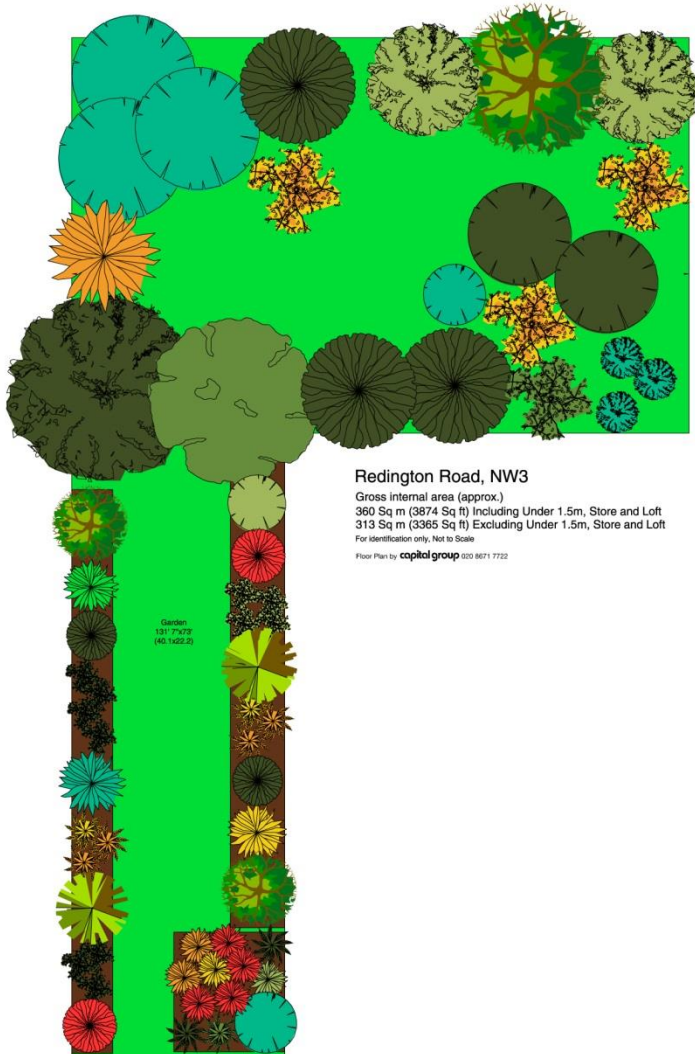
FREEHOLD

ACCOMMODATION & AMENITIES

ENTRANCE HALL, GUEST WC, RECEPTION ROOM, DINING ROOM, KITCHEN, GARDEN ROOM, POTENTIAL STAFF/MEDIA ROOM OR GYM, THREE BEDROOMS, BEDROOM FOUR/STUDY, TWO BATHROOMS, LOFT WITH POTENTIAL FOR CONVERSION, EXTENSIVE STORAGE, 130' x 73' (MAX) SOUTH EAST FACING GARDEN, OFF STREET PARKING FOR TWO CARS, RESIDENTS PARKING





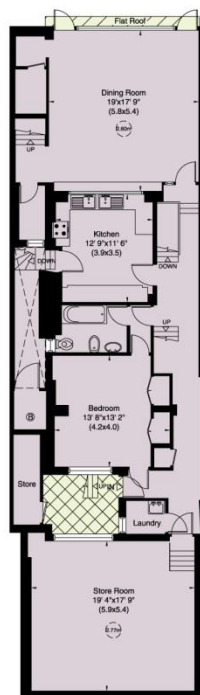


Redington Road, NW3

Gross internal area (approx.)
 360 Sq m (3874 Sq ft) Including Under 1.5m, Store and Loft
 313 Sq m (3365 Sq ft) Excluding Under 1.5m, Store and Loft
 For identification only, Not to Scale
 Floor Plan by **capital group** 020 8671 7722



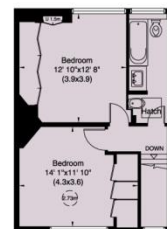
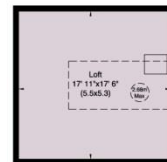
Garden Level



Lower Ground Floor



Raised Ground Floor



First Floor

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).

