



**WILLOW ROAD,**  
**HAMPSTEAD, NW3**



An absolutely stunning and phenomenally light family home in the heart of Hampstead Village, located on one of the area's most desirable streets, positioned directly opposite Preachers Hill, a large verdant expanse which forms part of Hampstead Heath.

The current owners have created a bespoke space from the shell of this substantial mid-terrace Victorian property, probably the largest on the road. The interior was removed and completely rebuilt around a magnificent new staircase.

Comprising approximately 4187 square feet (389 sq. m.) and arranged over five floors, this generous house offers fantastic proportions, indicative of its period, with incredible ceiling heights and expansive rooms.

Two large principle receptions rooms occupy the ground floor linking to, via a double volume staircase, an incredible, 35' kitchen/dining/family room. To the front is an additional guest WC, and a sizeable utility room with generous storage. A separate entrance also provides access to two external vaults and a staircase back up to the street. To the rear, full height sliding doors give way to a large, partly tiled and lawned, private, 50' west facing garden. Five double bedrooms occupy the first and second floors, including a generous master suite. The former loft, with its incredible double volume ceiling, has been converted and can be utilised as either a sixth bedroom, gym or staff room with its own separate bathroom.

**GUIDE PRICE £7,500,000**

**SOLE SELLING AGENTS**

**FREEHOLD**

## **ACCOMMODATION & AMENITIES**

ENTRANCE HALL, GUEST WC, DRAWING ROOM, SITTING ROOM, 35' KITCHEN/DINING/FAMILY ROOM, MASTER BEDROOM WITH ENSUITE DRESSING ROOM AND BATHROOM, FOUR FURTHER DOUBLE BEDROOMS, TWO FAMILY BATHROOMS, BEDROOM SIX/GYM/STAFF ACCOMMODATION, SEPARATE SHOWER ROOM

SEPARATE ENTRANCE, SEPARATE WC, EXPANSIVE UTILITY ROOM, EXTENSIVE STORAGE THROUGHOUT, TWO VAULTS FOR BIKE STORE AND WINE CELLAR, WEST FACING TERRACE AND REAR GARDEN, VIDEO ENTRYPHONE, CA-H RESIDENTS PARKING ZONE

## **KEY FEATURES**

DOUBLE GLAZING, INSULATION, UNDERFLOOR HEATING AND Cat5e CABLING THROUGHOUT, WATER SOFTENER, SOLAR THERMAL PANELS, MECHANICAL VENTILATION WITH HEAT RECOVERY, BESPOKE HANDMADE KITCHEN WITH 'MIELE' STEAM OVEN, CONVENTIONAL OVEN, COMBINATION MICROWAVE, INDUCTION HOB, WINE FRIDGE, DISHWASHER AND DOUBLE FRIDGE AND FREEZER







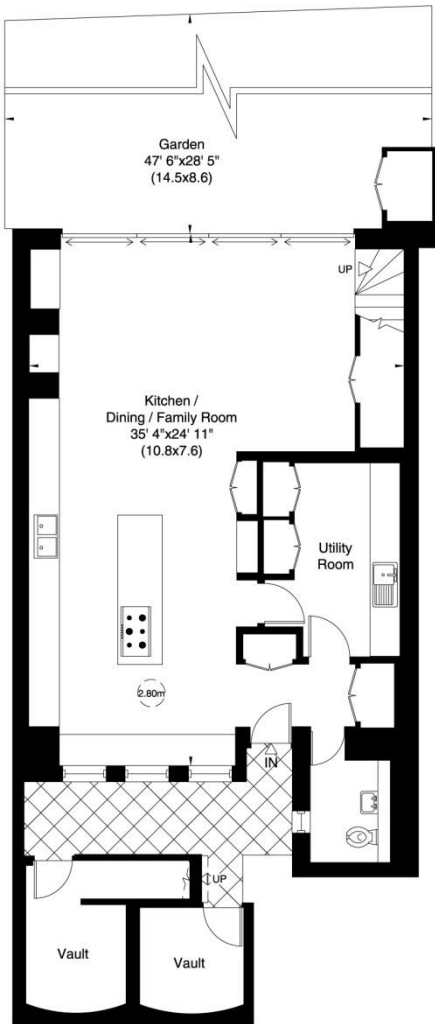
# Willow Road, NW3

Gross internal area (approx.)

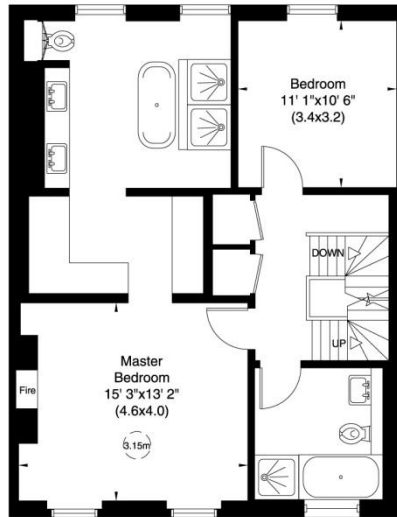
389 Sq m (4189 Sq ft) Including Under 1.5m and Vaults

For identification only, Not to Scale

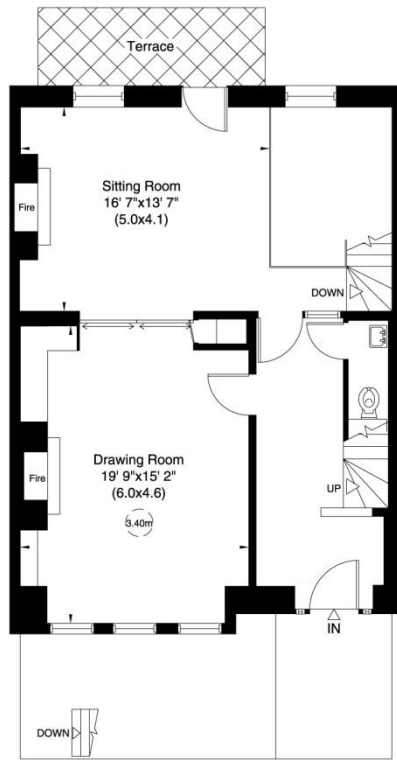
Floor Plan by **capital group** 020 8671 7722



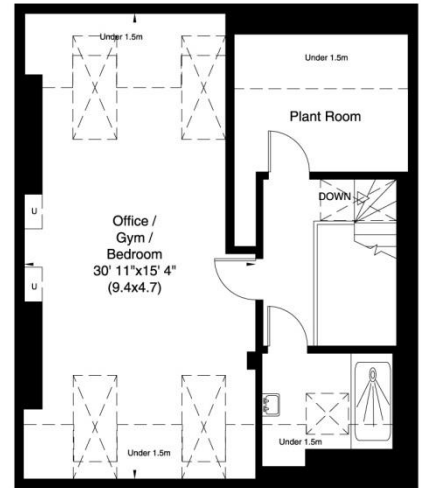
Garden Floor



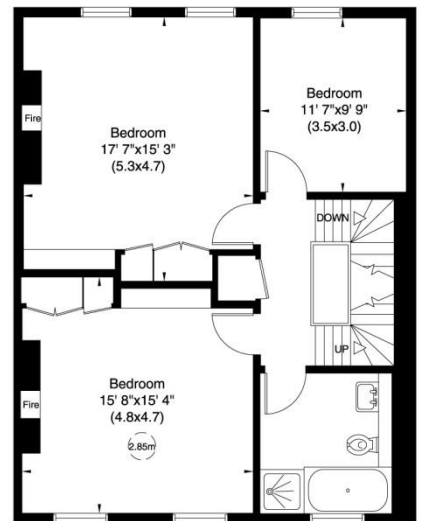
First Floor



Ground Floor



Third Floor



Second 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).

















