



**ELDON GROVE**  
**HAMPSTEAD VILLAGE, NW3**



A mid-terraced contemporary house close to the centre of Hampstead Village, arranged over three floors, comprising 1643 square feet (153 square metres) with an east facing town garden and off-street parking.

The house provides a great opportunity to update and modernise, whilst there is a large loft of approximately 546 square feet, which could be converted into an additional bedroom, subject to the usual consents, along with the potential for a rear extension.

Eldon Grove is located between Lyndhurst Road and Thurlow, ideally placed between both Hampstead and Belsize Park, with excellent transport links and within walking distance of most of the local schools.

**ACCOMMODATION & AMENITIES**

**ENTRANCE HALL, GUEST WC, KITCHEN/BREAKFAST ROOM, BEDROOM THREE WITH ENSUITE, 32' FIRST FLOOR RECEPTION, PRINCIPAL BEDROOM WITH ENSUITE, BEDROOM TWO, FAMILY BATHROOM, REAR GARDEN, OFF STREET PARKING, COUNCIL TAX: BAND G, EPC – TBC, RESIDENTS PARKING CA-H**

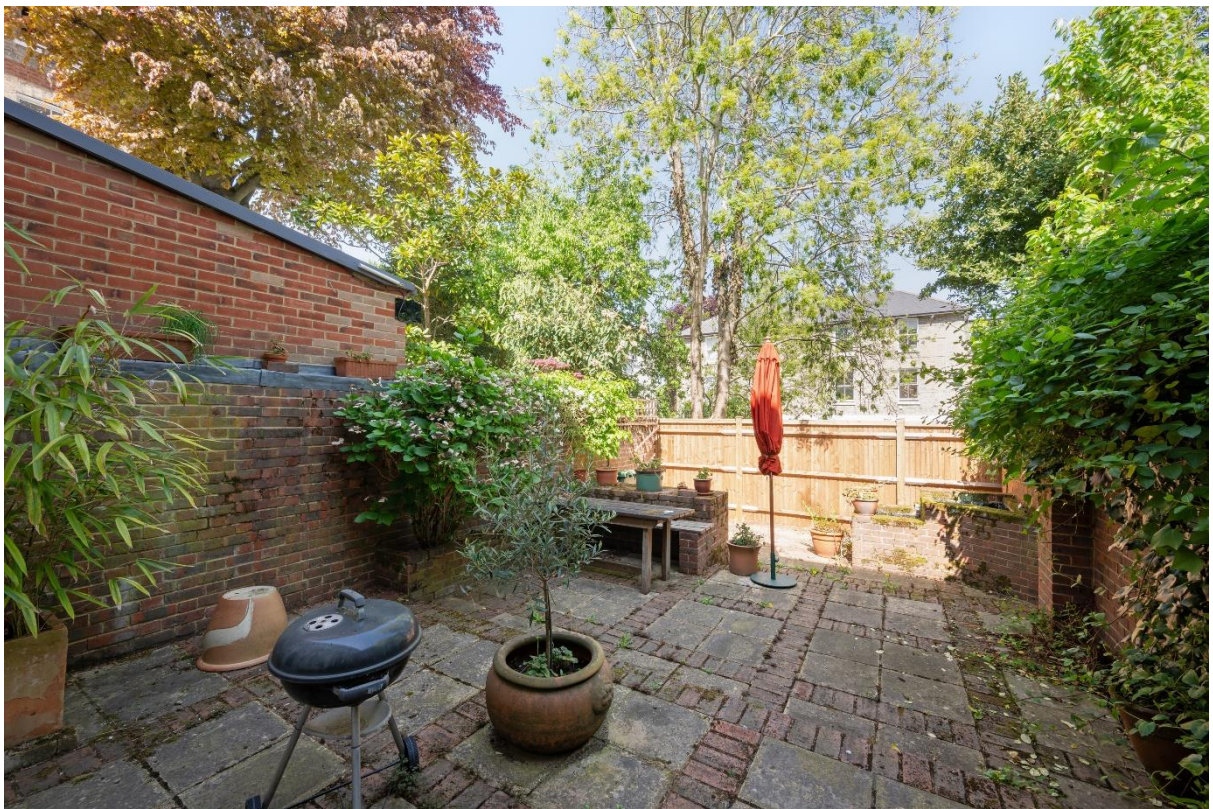
**GUIDE PRICE £2,500,000**

**SOLE AGENT**

**FREEHOLD**





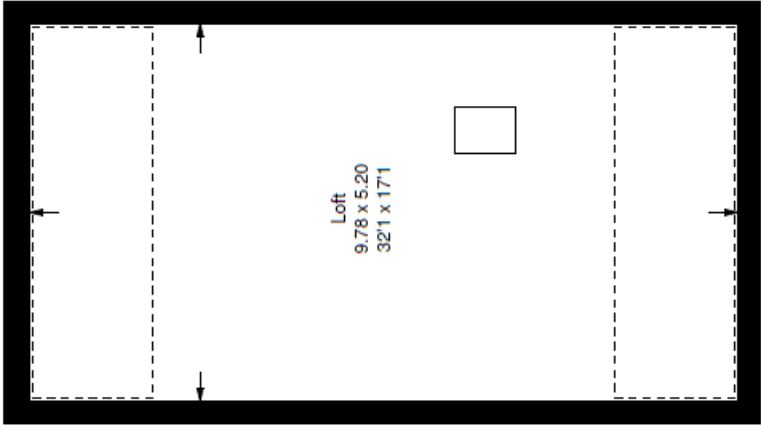
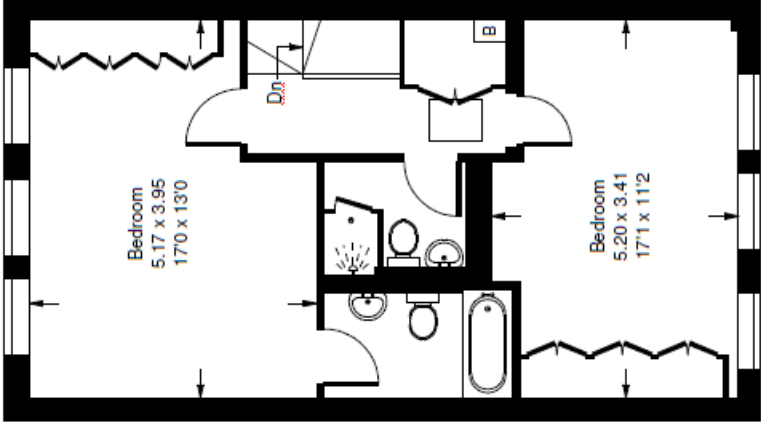
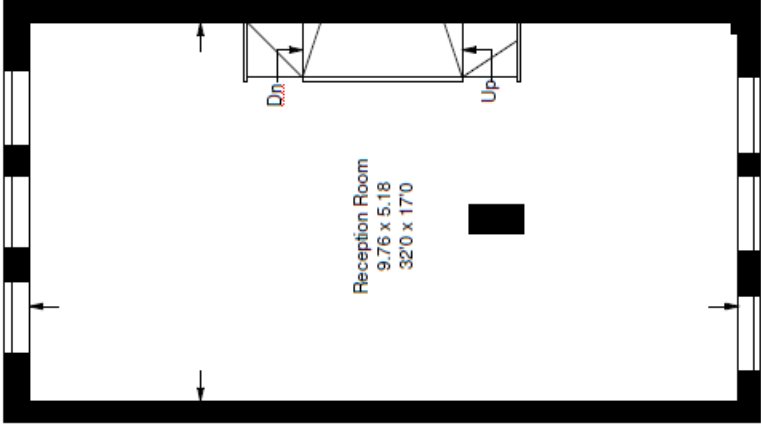
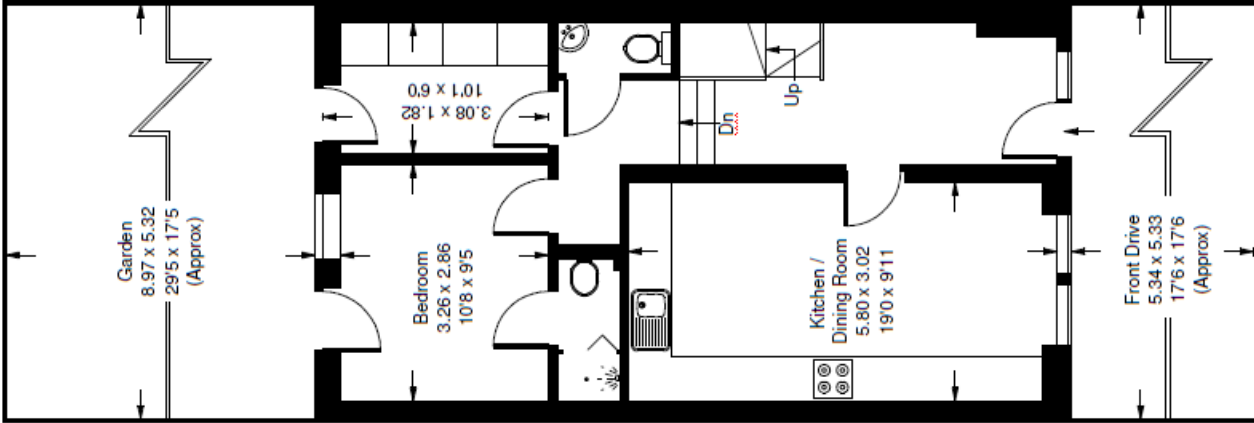






# Eldon Grove, NW3

Approx. Gross Internal Area = 153.6 sq m / 1653 sq ft  
Loft = 50.7 sq m / 546 sq ft  
Total = 204.3 sq m / 2199 sq ft



--- = Reduced headroom below 1.5 m / 5'0"

Ground Floor

First Floor

Second Floor

Loft

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.