



MAGNOLIA HOUSE, REDINGTON ROAD,
HAMPSTEAD, NW3



A substantial detached family home, located on a highly desirable road within walking distance of Hampstead village, comprising 3949 sq. ft. (366 sq. m.). The house is presented in excellent condition and has been modernised by the current owners.

On the ground floor the entrance hall with contemporary staircase provides access to the sitting room, kitchen/breakfast room and downstairs w.c. The sitting room that is double width enjoys elevated views over Redington Road and is 'L' shaped with an opening to the home office that overlooks the garden. From the sitting room double doors lead through to an exceptionally wide reception room that is currently used as a dining room with direct access out and onto the garden, and opens through into the kitchen/ dining area.

The kitchen has been re-designed and re-fitted and the contemporary space is perfect for family occupation. On the first floor there is the master bedroom with ensuite bathroom and two additional bedrooms both with ensuite, whilst to the second floor there is the guest bedroom with ensuite, two further bedrooms, family bathroom and laundry room.

The garden is accessible from both the kitchen and dining room and the gated driveway provides off street parking for two vehicles and leads to the garage beyond.

GUIDE PRICE £6,500,000

JOINT SOLE SELLING AGENT

FREEHOLD

ACCOMMODATION & AMENITIES

ENTRANCE HALL, GUEST WC, DRAWING ROOM, SITTING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, SIX BEDROOMS (FOUR WITH EN SUITE BATHROOMS), FAMILY BATHROOM, UTILITY ROOM
TERRACE, GARDEN, GATED OFF STREET PARKING FOR TWO CARS, GARAGE





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Approximate Gross Internal Area:
 386.9 sq.m. / 3949 sq.ft.
 (including garage and reduced height area
 below 1.5m - denoted with dashed line)
 Garage - 22.3 sq.m. / 240 sq.ft.
 Reduced height area - 13.2 sq.m. / 142 sq.ft.



APPROX. SCALE
 0 1 2 3M
 0 1 2 3 4 5 10FT

Floor Plans produced by
Proplan
 01491 842925

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.





