



## HAMPSTEAD VILLAGE, NW3



A detached contemporary house, built circa 1959, comprising approximately 3,150 sq. ft., located at the summit of this historic road off of Church Row in the heart of the village, and enjoying far reaching and attractive green views from every aspect.

The accommodation is arranged over four floors and presented in very good decorative order, providing four bedrooms and three bathrooms. The house is set back from the road behind a two car driveway, with an attached single garage. The discrete front facade belies the bright and airy living space beyond the front door.

The ground floor provides two interconnecting reception rooms which both lead out onto substantial decks, which, in turn, have steps down to the garden. The garden level offers a large open plan kitchen/breakfast/family space with more bi-fold doors leading onto a beautifully mature, walled west facing garden.

The upper two floors provide the bedroom accommodation, including a top floor master suite with sun-trap balcony.

**PRICE UPON APPLICATION**

**FREEHOLD**

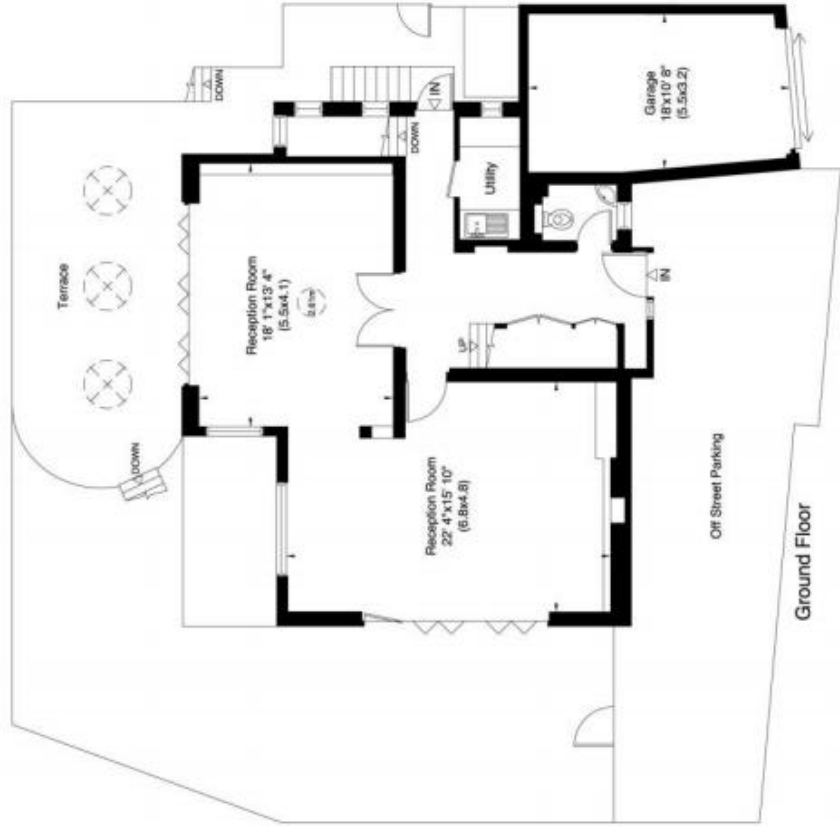
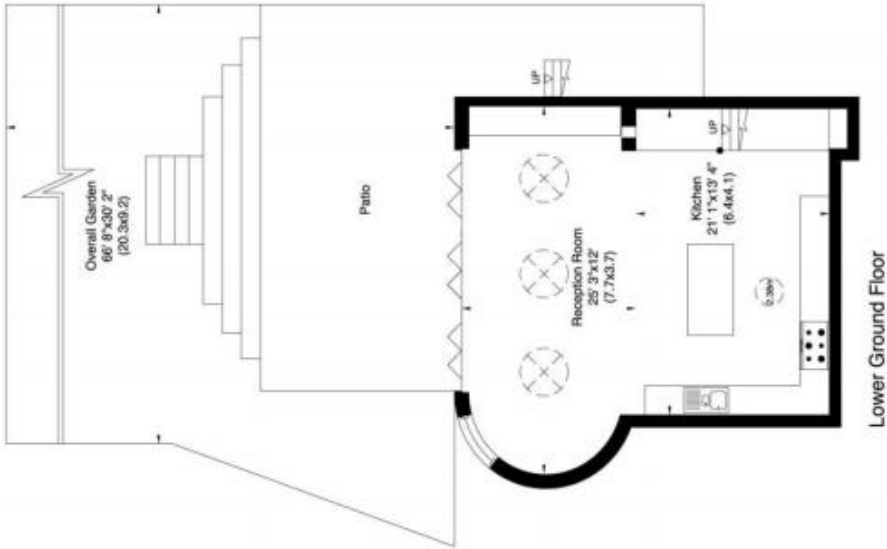






**Holly Walk, NW3**  
 Gross internal area (approx.)  
 292 Sq m (3142 Sq ft) including Eaves  
 285 Sq m (3070 Sq ft) Excluding Eaves  
 For identification only, Not to Scale

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



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).

