



ELDON GROVE
HAMPSTEAD VILLAGE, NW3



Ideally located in a tree-lined road between Hampstead Village and Belsize Park, with all their excellent public transport amenities, shop's, cafes and restaurants, let alone the vast open spaces of the Heath, a mid-terrace five bedroom Edwardian house of some 3,632 sq. ft. (net internal) predominantly arranged over four floors, plus a basement level which has been converted to create a bright self-contained office/studio with its own front patio.

The property retains a number of period features married up with some eclectic contemporary touches and provides exciting reception living on the ground floor including a split level 32' double reception room, plus a conservatory TV room and eat-in kitchen/breakfast room as well as a large study on the half landing. The master bedroom suite, comprising bedroom, dressing room and en-suite bathroom takes up the entire first floor, whilst the upper two floors provide four further bedrooms and two bathrooms, as well as generous attic storage space.

To the rear is a 34' rear garden equally split to provide a large deck and a low maintenance AstroTurf area to the rear (ideal for children to play on).

GUIDE PRICE £4,750,000

MAIN AGENT

FREEHOLD







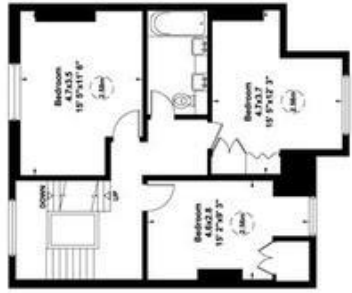
Eldon Grove, NW3

Gross internal area (approx.)
349 Sq m (3757 Sq ft) Including Under 1.5m
337 Sq m (3632 Sq ft) Excluding Under 1.5m
For identification only. Not to Scale

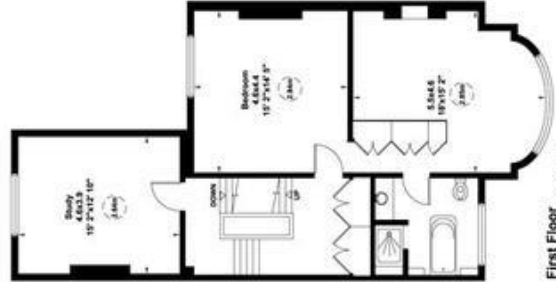
Floor Plan by **capital group** 020 8611 1722



Third Floor
Gross internal area (approx.)
43 Sq m (462 Sq ft) Including Under 1.5m
31 Sq m (337 Sq ft) Excluding Under 1.5m



Second Floor
Gross internal area (approx.)
49 Sq m (528 Sq ft)



First Floor
Gross internal area (approx.)
87 Sq m (942 Sq ft)

Lower Ground Floor
Gross internal area (approx.)
50 Sq m (539 Sq ft)











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	