



**WEST HEATH ROAD,**  
**HAMPSTEAD, NW3**



An imposing, new build detached home located on a tree lined road in Hampstead, a substantial, seven bedroom detached house with the living accommodation predominantly arranged over two floors and a lift.

This extensive family home has been constructed to an exceptional specification and extends to approximately 8,119 sq. ft. enjoying an elevated position, set back from the road behind full height gates.

The house enjoys far reaching views and a generous 88ft tiered south east facing landscaped garden.

**GUIDE PRICE £7,950,000**

**MAIN AGENT**

**FREEHOLD**

On the raised ground floor there is a lavish formal dining room, a luxuriously appointed kitchen which is open plan to the family/ living area that are accessed from the grand and imposing entrance hall.

The exquisite, bespoke staircase is a particular feature of this architecturally designed home and leads to the first and second floors.

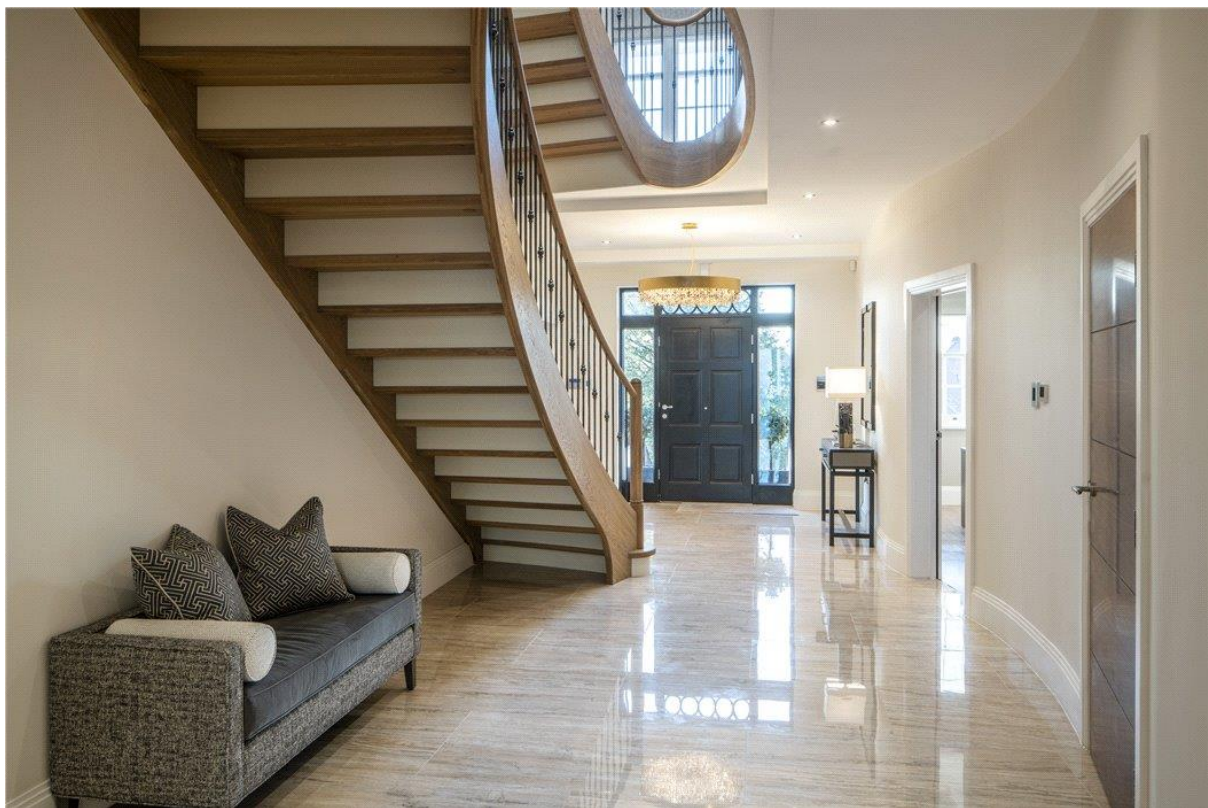
On the first floor is the principle suite with two dressing rooms and two bathrooms, there are a further three bedrooms each with en suite bathroom.

The games room is positioned on the second floor and is in excess of 34ft, there are an additional two bedrooms both with en suite.

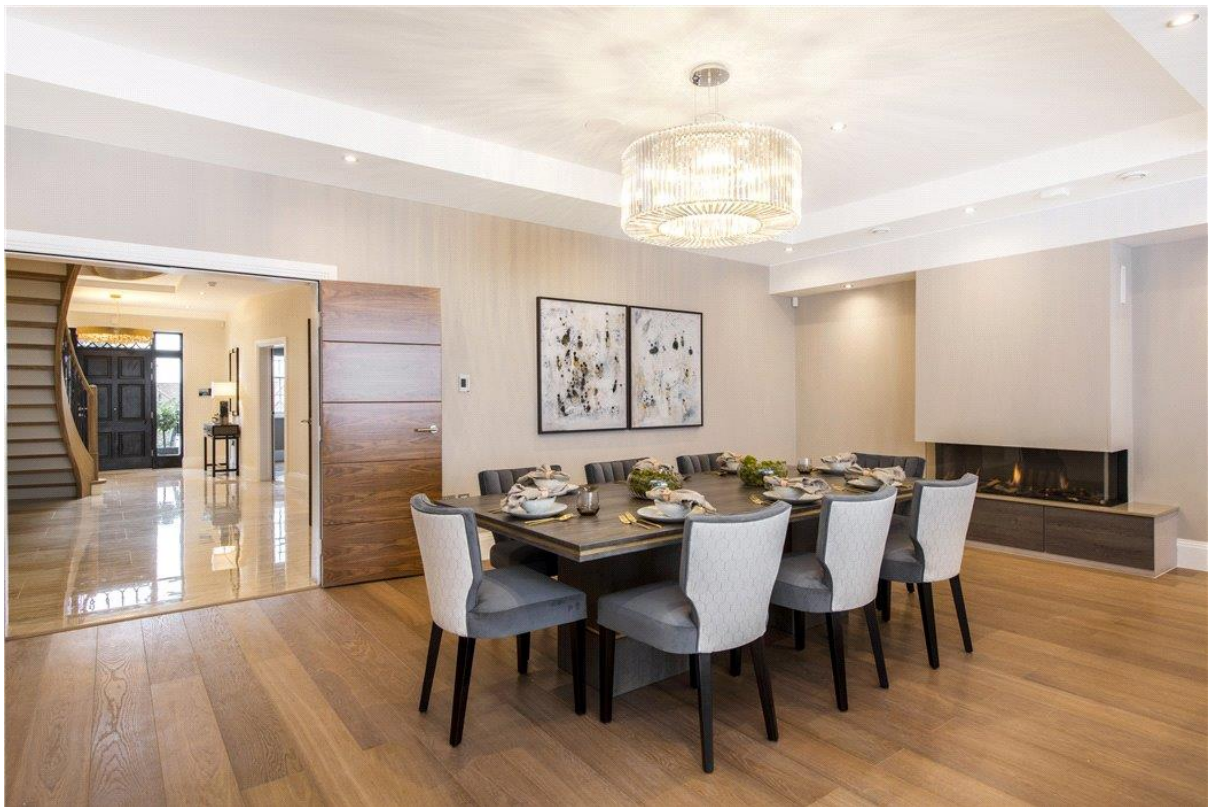
On the lower ground floor there is a cinema room fully fitted with a complete entertainment system and functioning cocktail room. A home gymnasium with shower room, a staff bedroom, kitchenette and the laundry is also positioned on the lower ground floor with a laundry chute from each of the floors.

There is extensive garaging for three/four cars and the gated driveway provides additional parking.

West Heath Road is conveniently located in the coveted leafy suburb of Hampstead within easy reach of the cafes and restaurants of Hampstead Village and Hampstead Heath with Golders Hill Park being positioned at the end of the road.

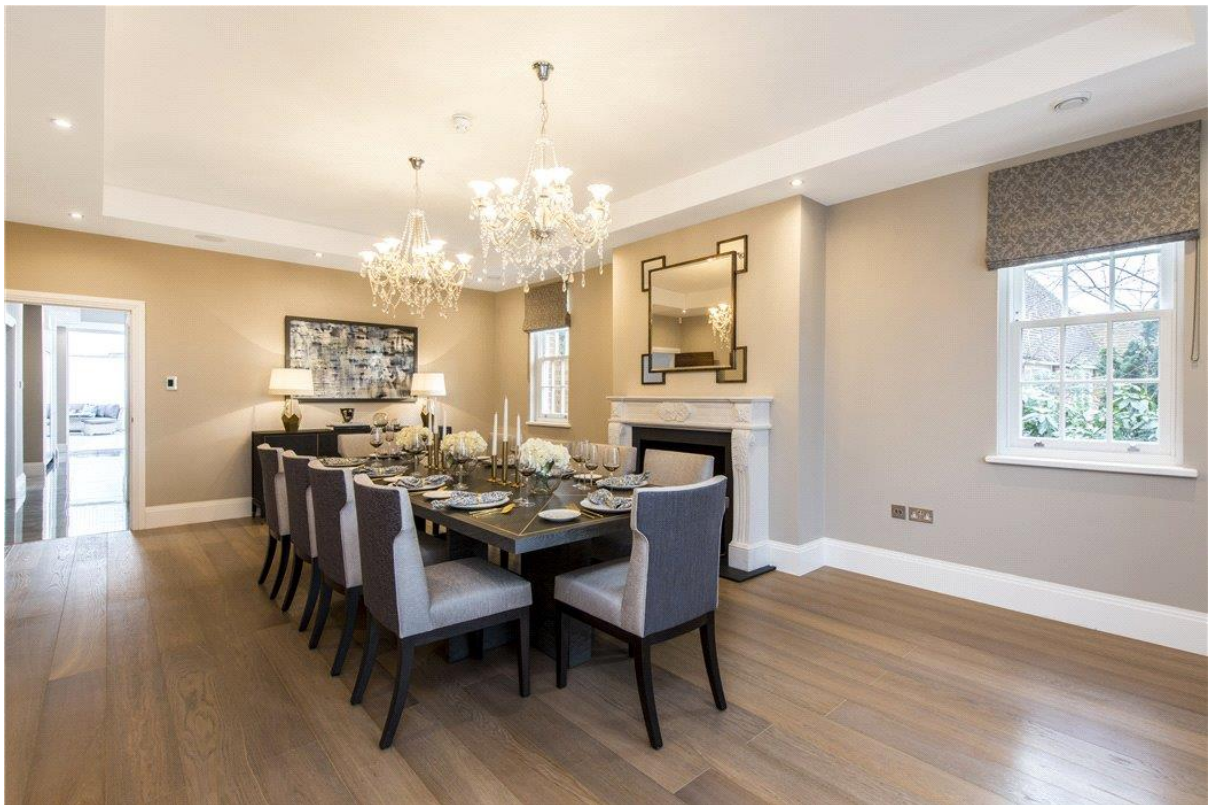




























## SPECIFICATIONS

- PAIR OF DOUBLE OF AUTOMATED METAL GATES
- SECURE PAVED DRIVEWAY
- PEDESTRIAN CAMERA ENTRY AUTOMATED GATE
- TRIPLE SECURE INTEGRAL GARAGE
- SEPARATE OVERSIZED SECURE GARAGE WITH THREE PHASE ELECTRICAL CAR CHARGE POINT
- BIKE STORAGE
- 6 PERSON MIRRORED LIFT
- SOLAR PANELLING
- CONTROL4 AUDIO/ VISUAL SYSTEM/WALL MOUNTED TOUCH SCREENS
- CINEMA ROOM WITH A COMPLETE CINEMA ENTERTAINMENT SYSTEM AND FULLY FUNCTIONING COCKTAIL/DRINKS BAR
- DEDICATED HOME GYMNASIUM WITH SHOWER ROOM
- FULLY NETWORKED 34' ENTERTAINMENT/PLAYROOM
- WHOLE HOUSE MECHANICAL HEAT RECOVERY SYSTEM
- COMFORT COOLING
- WATER SOFTENER
- CCTV SECURITY AND WHOLE HOUSE SECURITY ALARM SYSTEM
- LD2 FIRE ALARM
- PROGRAMMABLE WHOLE HOUSE LIGHTING AND HEATING SYSTEM TO MAXIMISE COMFORT AND FLEXIBILITY
- EXPANSIVE BI-FOLD DOOR APERTURE AND CONSERVATION TIMBER EXTERNAL DOORS, CASEMENT AND SASH WINDOWS
- EXPANSIVE KITCHEN/BREAKFAST AREA/FAMILY ROOM WITH BESPOKE CABINETRY, SMOKED GLASS SPLASHBACKS, ITALIAN PORCELAIN TILES, STONE WORKTOPS, GAGGENAU APPLIANCES, LIEBHERR CLIMATE CONTROL FULL HEIGHT WINE FRIDGE AND QUOOKER "INSTANT BOILING WATER" TAP
- LUXURIOUSLY APPOINTED MASTER BEDROOM SUITE WITH HIS & HERS DRESSING ROOMS AND EN-SUITE BATHROOMS AND ACCESS TO A PRIVATE SECLUDED BALCONY/TERRACE
- 3 FURTHER BEDROOM SUITES ON THE 1<sup>ST</sup> FLOOR ALL WITH BESPOKE FULLY FITTED WARDROBES AND EN-SUITES
- BATHROOMS BY CP HART LONDON
- GUEST BEDROOM WITH BESPOKE WARDROBES AND SEPARATE EN-SUITE BATHROOM
- AU PAIRS BEDROOM WITH BESPOKE FULLY FITTED WARDROBES AND EN-SUITE
- SEPARATE STAFF QUARTERS WITH BESPOKE WARDROBES AND A FULLY FUNCTIONING KITCHEN
- CONTEMPORARY, THREE-SIDED GLASS, 'DANCING FLAME' AND PERIOD MARBLE FIREPLACES BY ACQUISITIONS OF LONDON
- LAUNDRY CHUTE
- MIELE WASHING MACHINES AND CLOTHES DRYERS TO MAIN AND SECONDARY LAUNDRY ROOMS
- FULLY FITTED BESPOKE WARDROBES WITH "LED" STRIP LIGHTING FEATURES TO BEDROOMS
- FLOOR TO CEILING FULLY FITTED BESPOKE STORAGE AND CLOAK CUPBOARDS
- GARDEN HOUSE