

WEST HEATH AVENUE

GOLDERS HILL PARK NW11



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A rare opportunity to acquire an exceptional low built detached residence (472.3 sq m/5,084 sq ft) discreetly appointed behind a deep carriage drive yet only 100 metres from Golders Hill Park and within close proximity to Hampstead Heath and Golders Green Underground Stations (Northern Line).





The house which has been in the same family ownership for over 30 years offers a once in a generation opportunity to acquire an exceptional family home, occupying a magnificent 0.37 acre plot featuring a beautiful 48.3m due south garden incorporating a full sized tennis court and represents a rare chance for a discerning purchaser to either renovate or remodel and subject to the necessary consents, to either extend or potentially demolish and build a substantially larger house on the existing plot.

The property is located on West Heath Avenue in between Finchley Road and the foot of West Heath Road and is literally a short stroll from Golders Hill Park which adjoins West Heath forming part of Hampstead Heath.





Golders Hill Park is predominantly a grassy parkland but it also has a formal, beautifully tended, flower garden next to a duck pond, a separate water garden, which leads onto a larger pond, a recently renovated small zoo, mostly in one bloc but with a separate pen primarily for fallow deer. A butterfly house is open at certain times in summer and there are also tennis courts, a playground, and croquet lawns. A restaurant stands at the top of the park close to the main entrance on North End Road and in the summer, children's activities are organised and through June and July there is also live music on the bandstand on Sunday afternoons.

By definition to its very close proximity to Finchley Road and Golders Green Underground Station (Northern Line) the property is superbly served by public transport with a multitude of bus routes and the subway providing exceptional connectivity to the West End and City whilst both the M1 and North Circular Road are less than one mile away.

The precise location of the property is also extremely well placed to numerous outstanding primary and secondary schools in the Hampstead, Hampstead Garden Suburb and Golders Green area in addition to which, it is superbly situated in relationship to numerous places of worship for all faiths.







ACCOMMODATION

- Reception Hall
- Drawing Room
- Dining Room
- Study
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Guest Cloakroom
- Principal Bedroom with En-Suite Dressing Room/Bathroom with direct access to Large Balcony
- 5 Further Bedrooms
- 3 Further Bathrooms (1 En-Suite)

AMENITIES

- 48.3m / 158'5" South-facing rear Garden featuring a Full Size Tennis Court
- Deep Carriage Drive accommodating up to 6 vehicles
- Integral Double Width Garage with Adjoining Chauffeurs Room
- Secondary Staircase
- First Floor Balcony
- Extensive Attic Storage
- Plant Room
- EPC: TBC.

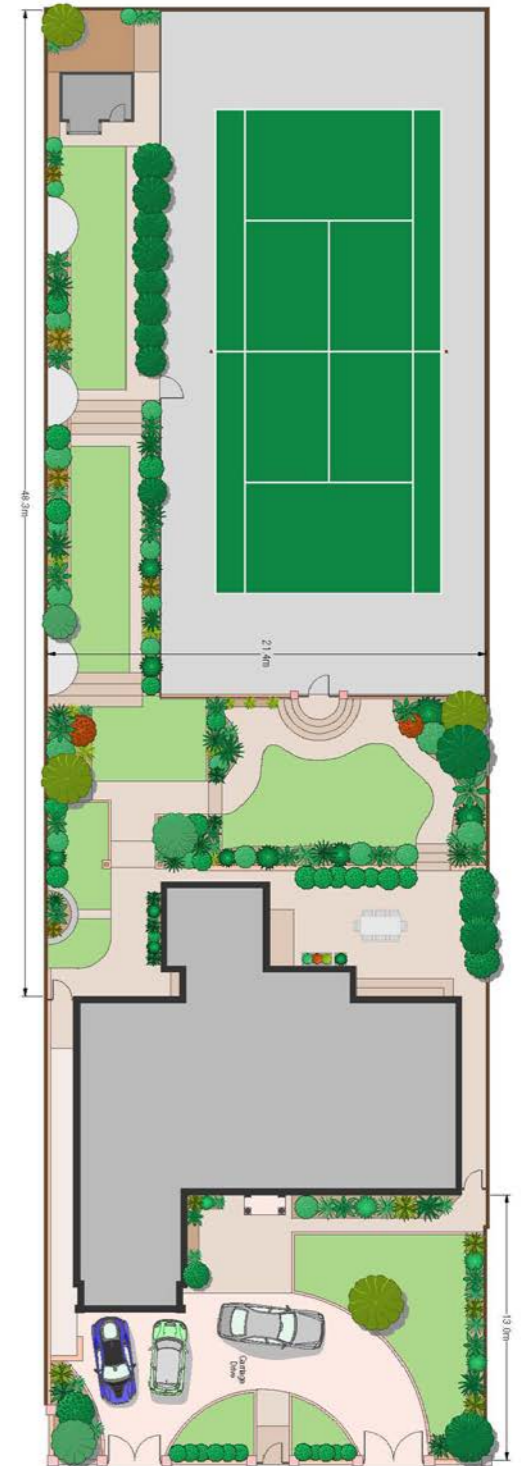
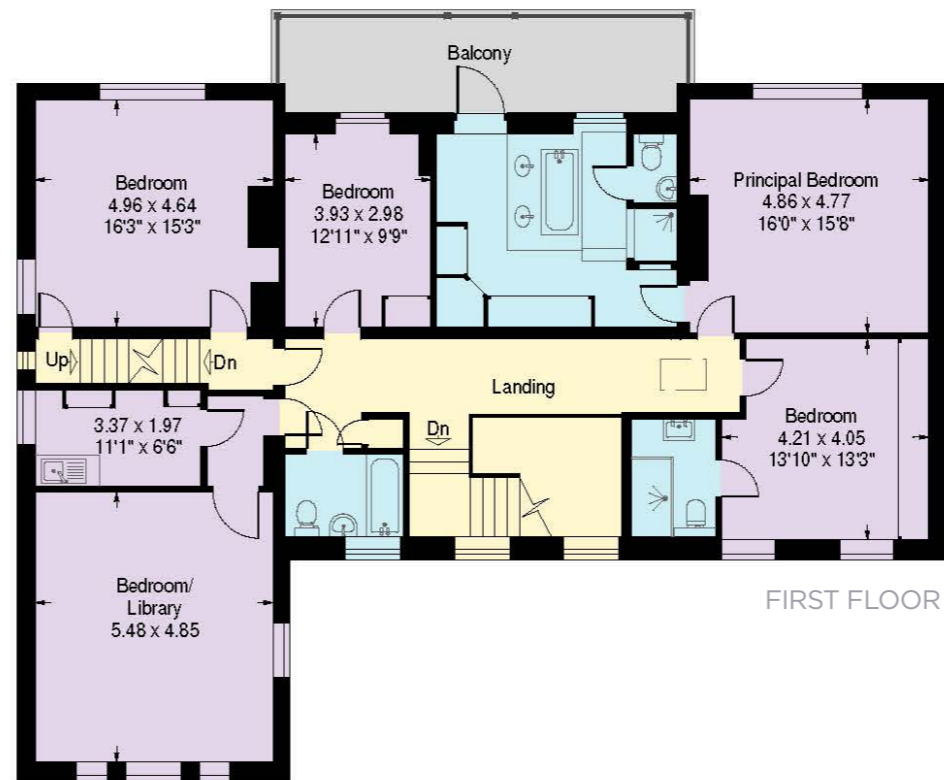
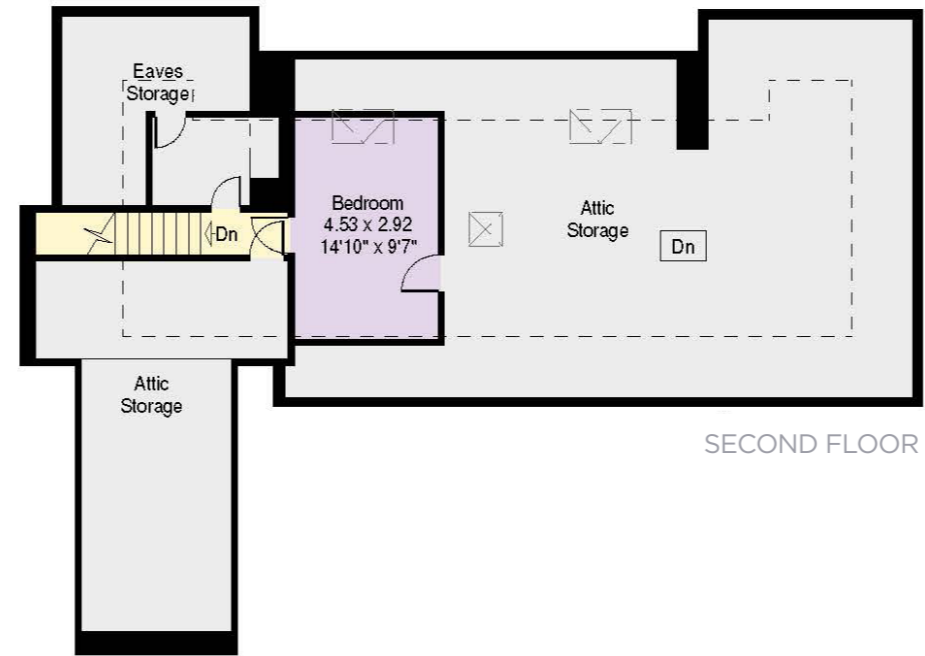
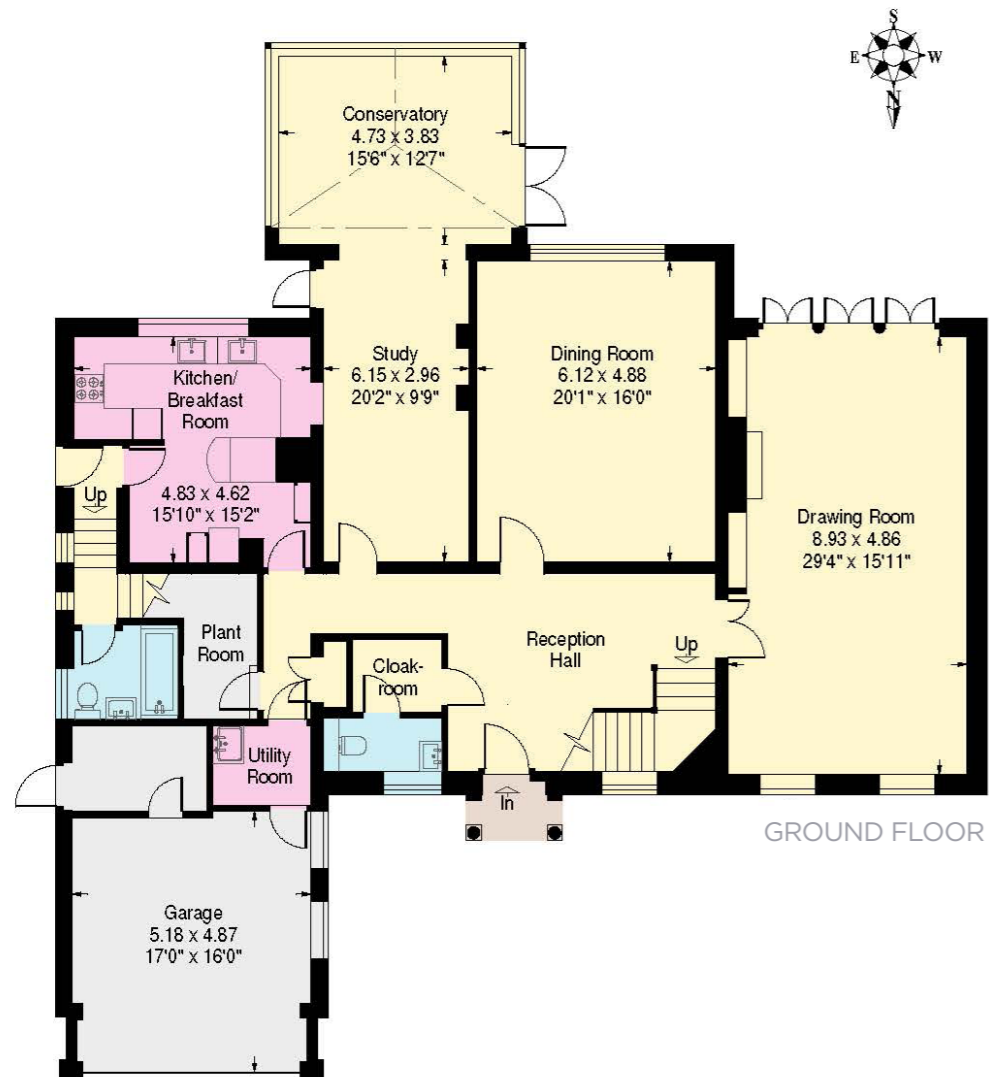


APPROXIMATE GROSS INTERNAL AREA

472.3 sq.m / 5,084 sq.ft

(Including attic storage; not including reduced height area below 1.5m, marked with a dashed line - 73.2 sq.m / 788 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact.





TENURE: FREEHOLD

COUNCIL TAX: BAND H (LONDON BOROUGH OF BARNET)

GUIDE PRICE: £4,250,000

JOINT SOLE SELLING AGENTS



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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.