



REDINGTON GARDENS · HAMPSTEAD

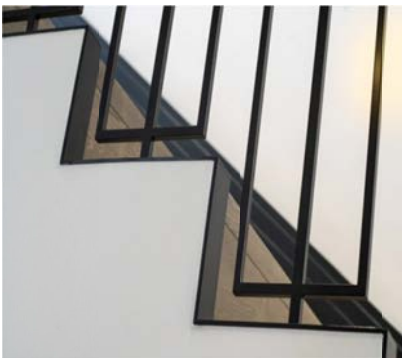
Situated on one of Hampstead's prime residential roads, in a sought after iconic London village, famous for its "literati" residents. The property is ideally located for access to the charming shops, restaurants and cafes of Hampstead Village, as well as the beautiful green open spaces of Hampstead Heath. For transport, Hampstead Underground Station (Northern Line) is approximately 750 metres away. A spectacular newly built semi detached house (7352 sq ft) finished to an exceptional standard throughout and offers a wealth of luxury benefits including state of the art technology, a lift, off-street parking and private 61ft garden. Arranged over five floors, the basement features a games room /bar, gym, changing rooms, cinema, study and staff bedroom suite. The lower ground floor comprises a contemporary kitchen/ dining room with direct access to a patio with stairs to the garden, utility room, pantry, snug, guest bedroom suite with dressing area and en-suite bathroom. On the ground floor there is a grand hallway leading to a stunning dining room connecting to the reception room which overlooks the garden and a guest cloakroom. The first floor provides access to the principal suite with its spacious sitting area, dressing room and bathroom, along with two further bedrooms and a family bathroom. The top floor has two further bedrooms one with ensuite bathroom and the other an ensuite shower room separate store room and eve storage is an added advantage. Driveway with parking for two cars.

NB: Images are an example of the show house and are not representative of this property.

RECEPTION HALL • RECEPTION ROOM • DINING ROOM
 STUDY • KITCHEN/ DINING ROOM • SNUG • ENTERTAINMENT/GAMES ROOM
 CINEMA • GYM
 PRINCIPAL BEDROOM WITH EN SUITE BATHROOM & DRESSING ROOM
 SIX BEDROOMS (THREE EN-SUITE BATHROOMS ONE EN-SUITE SHOWER ROOM)
 FAMILY BATHROOM • STAFF/BEDROOM SEVEN (EN-SUITE SHOWER ROOM) • PLANT ROOM TWO
 GUEST CLOAKROOMS • LIFT • 61FT GARDEN
 OFF STREET PARKING FOR TWO/THREE CARS













Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	