



# WILDWOOD RISE

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HAMPSTEAD GARDEN SUBURB  
LONDON NW11



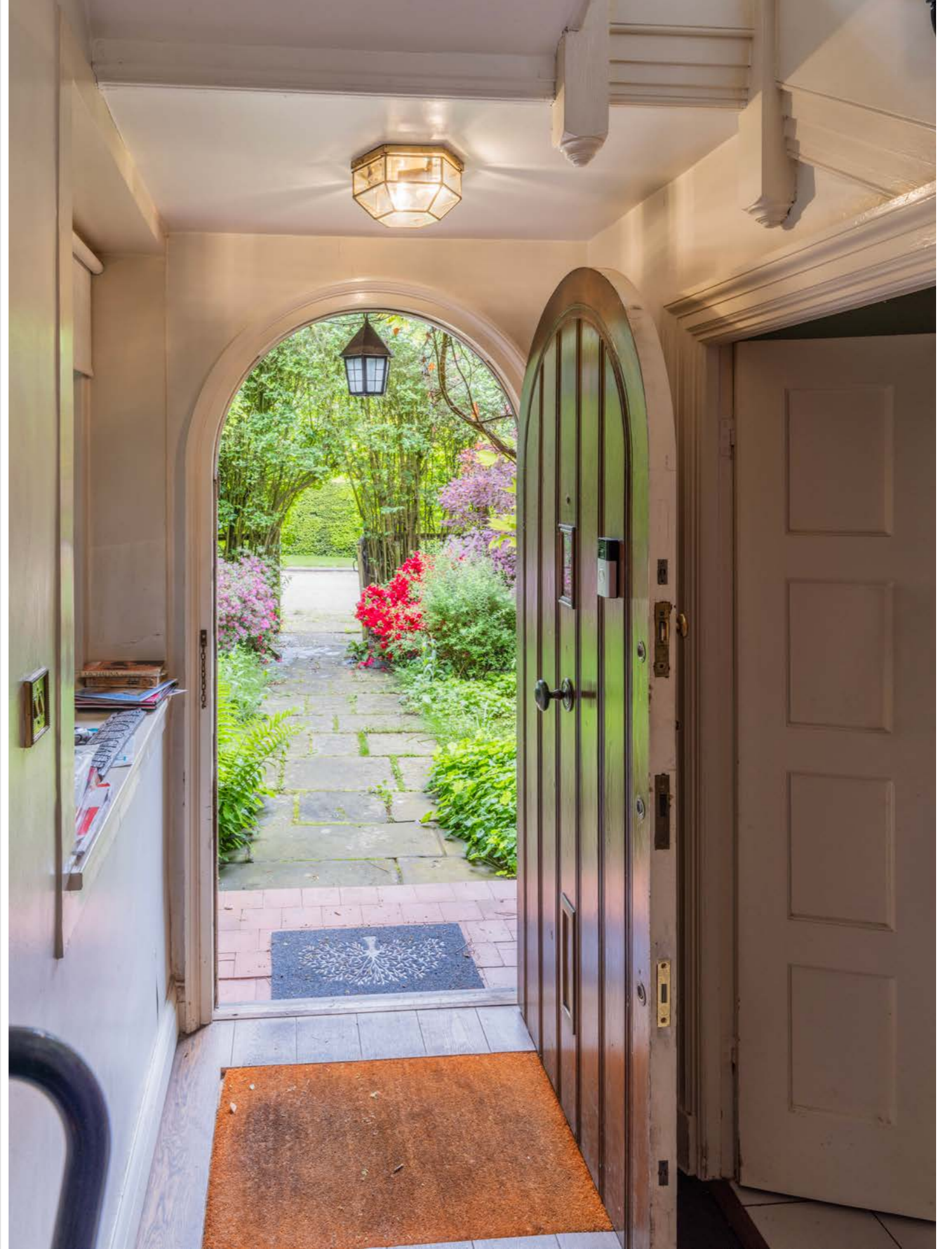
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A RARE OPPORTUNITY TO PURCHASE A VERY SPECIAL  
DETACHED HOME (243.9 SQ M/2,625 SQ FT) LOCATED WITHIN  
THIS EXCLUSIVE PRIVATE ROAD LOCATED JUST OFF WILDWOOD  
ROAD LITERALLY ABUTTING THE HEATH EXTENSION.





The property which sits on a 0.2 acre plot is tranquilly situated at the foot of the close and will appeal equally to a discerning young family or to downsizers wishing to refurbish a home to their own specification.







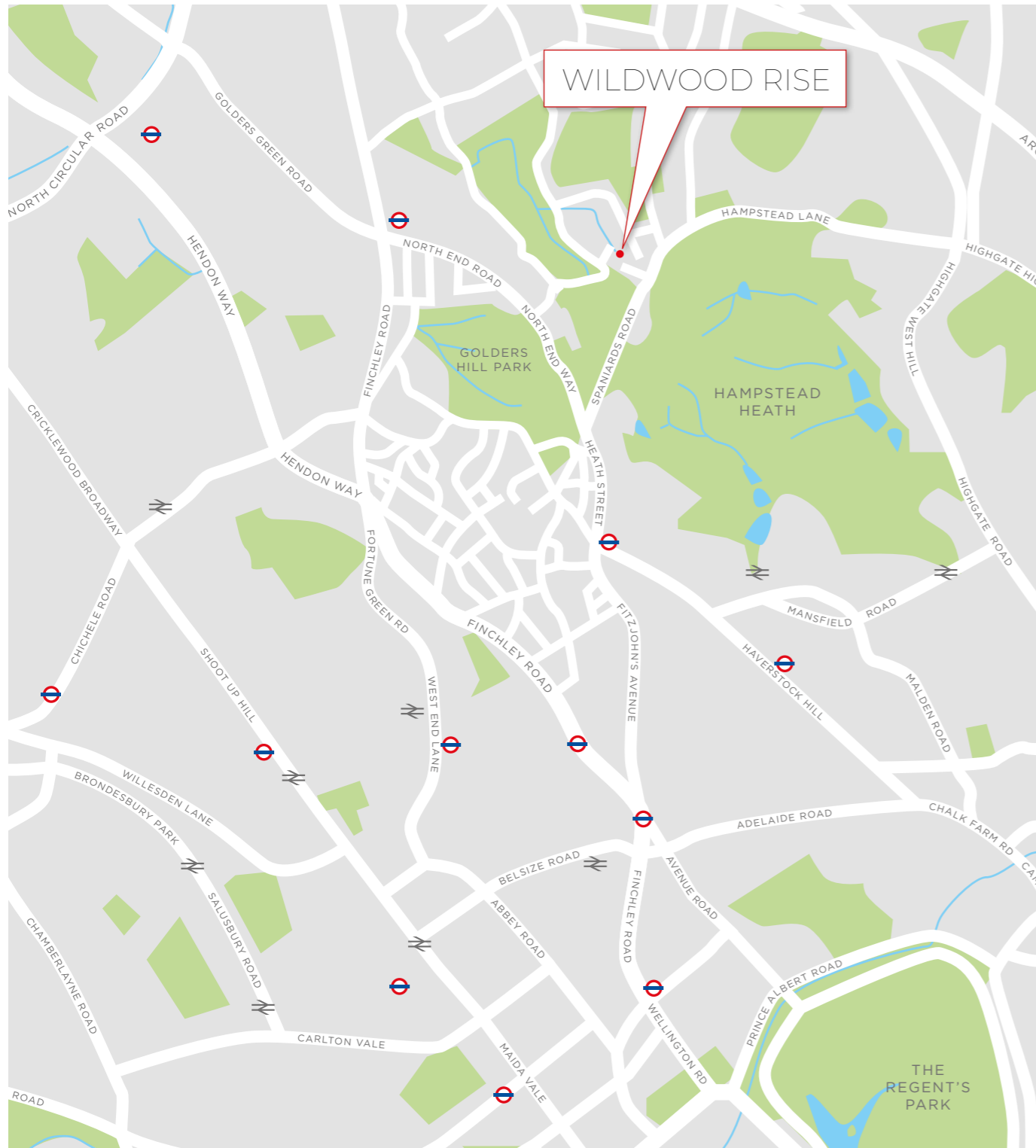




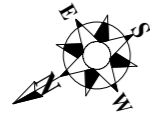






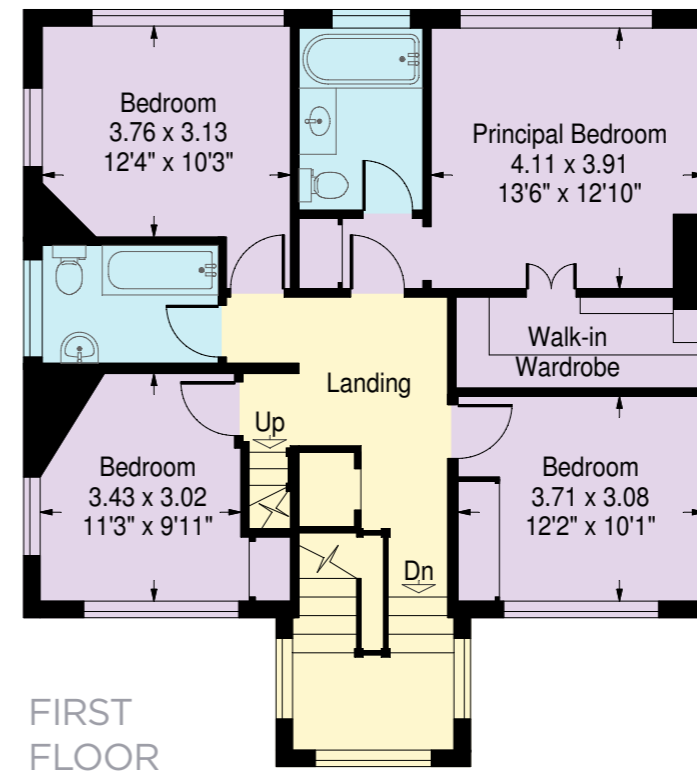
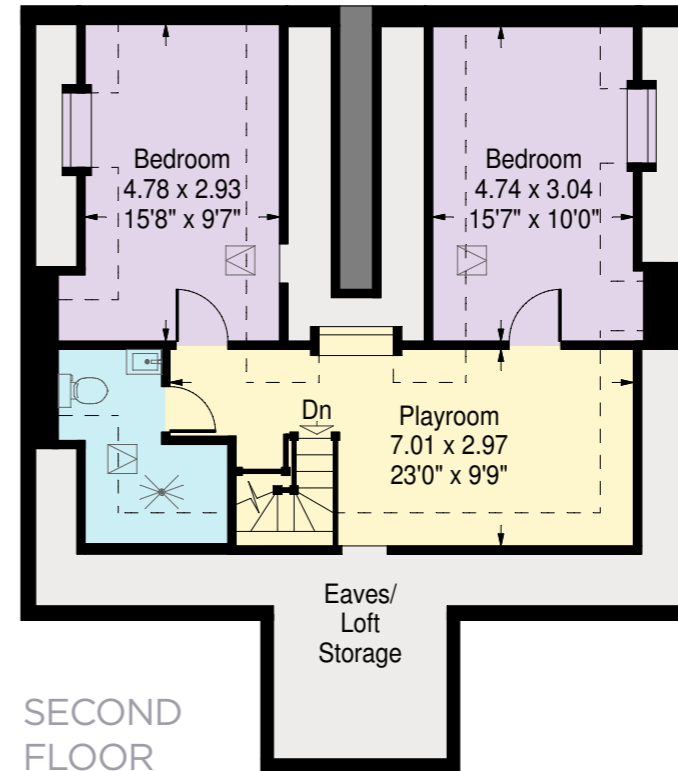
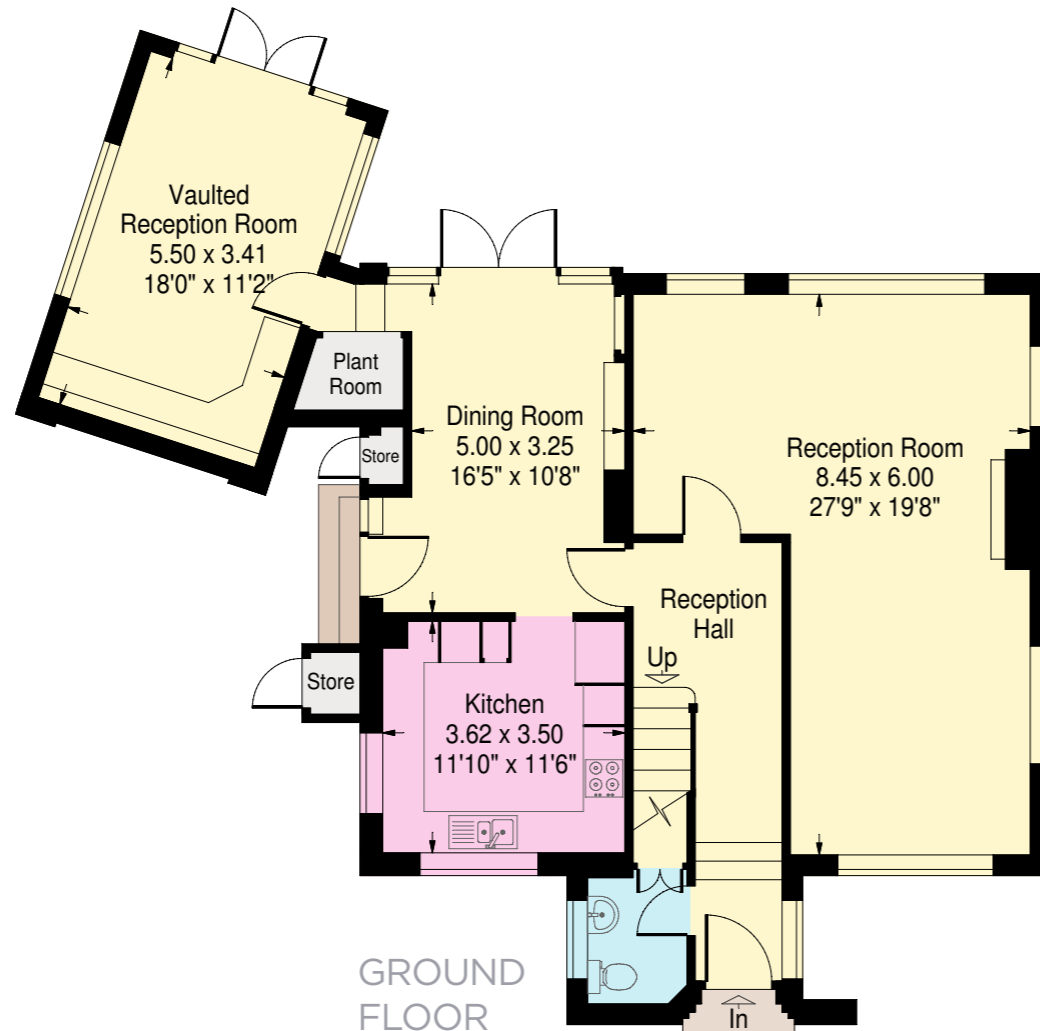


Wildwood Rise is widely regarded as one of the most desirable locations in Hampstead Garden Suburb and is located less than 0.5 of a mile from the vast open spaces of both Kenwood and Hampstead Heath and less than 1.5 miles from Hampstead Village and the numerous exceptional local schools including Highgate, Henrietta Barnett School, The King Alfred School and University College School.



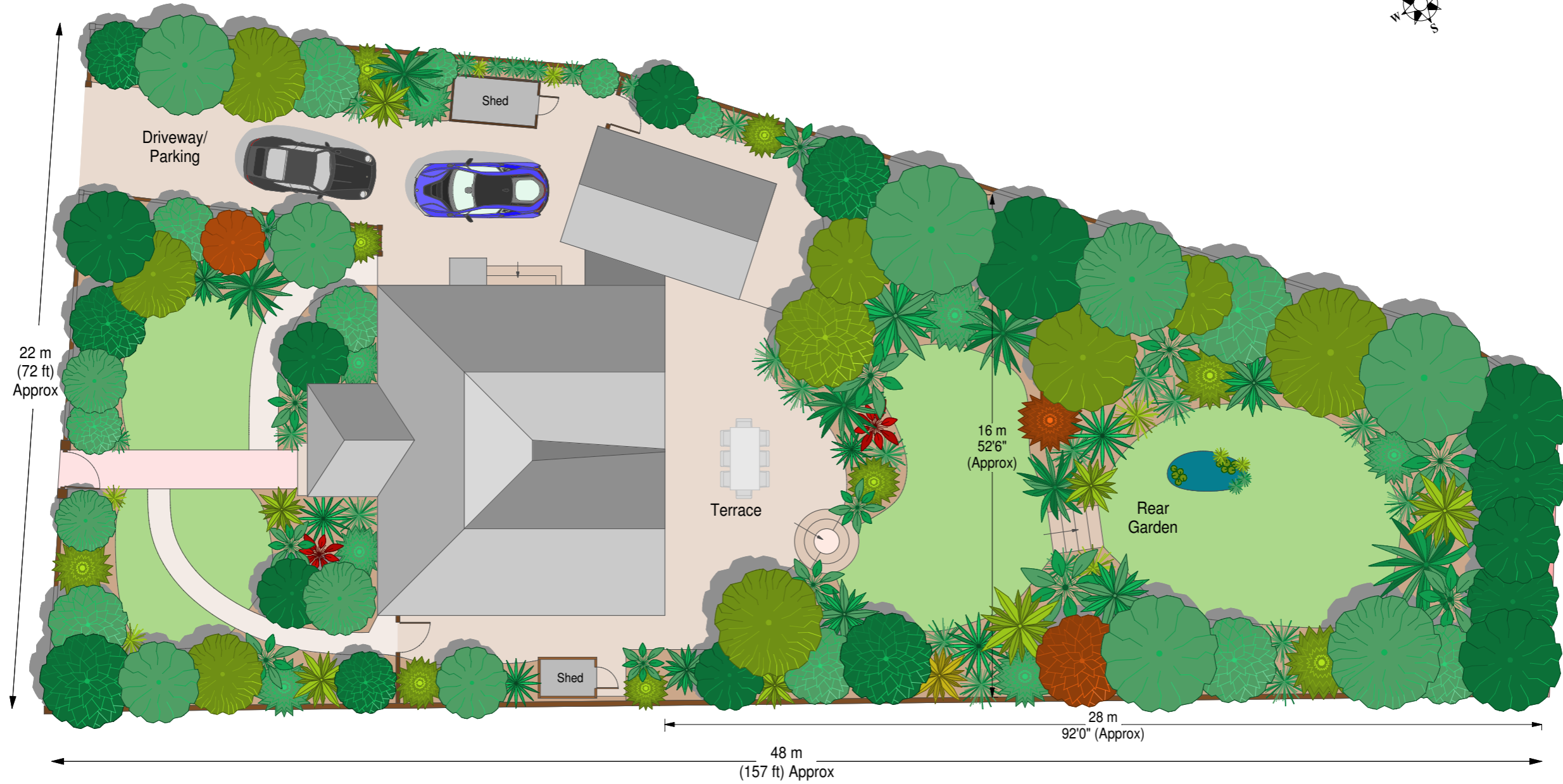
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Approximate Gross Internal Area:  
291.9 sq.m. / 3,142 sq.ft.  
(Including reduced height area,  
below 1.5m - 48.0 sq.m. / 517 sq.ft.)



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Approximate Site Area:  
820 sq.m (0.2 acres)





## ACCOMMODATION

- Principal Bedroom with Walk-In Wardrobe and En-Suite Bathroom
- 5 Further Bedrooms
- 1 Further Bathroom
- Shower Room
- Reception Hall
- Reception Room
- Dining Room
- Vaulted Study
- Kitchen
- Playroom
- Guest Cloakroom

## AMENITIES

- Off-Street Parking for up to 3 Cars
- Front Garden
- 157' Mature Rear Garden with Terrace leading to 2 Lawned Areas
- 2 Garden Sheds

TENURE: FREEHOLD

GUIDE PRICE: £3,850,000

COUNCIL TAX: BAND H (BARNET)

EPC: E

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SOLE SELLING AGENT

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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.