



## **SPANIARDS END**

Hampstead  
London  
NW3

Asking Price  
£6,950,000

Sole Agent

A rare opportunity to purchase a very lateral 1960's built contemporary five-bedroom house of some 4,308 sq ft which primarily has 80% of the accommodation arranged over one floor only and is discretely situated on a beautifully mature plot of over a quarter of an acre. This unusual home is set back from the road with off street parking for two/three cars as well as a large double width garage. The house has been meticulously maintained by the present owners but could now benefit from some level of updating.



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NW3

Asking Price  
£6,950,000  
Subject To Contract

Sole Agent

Freehold

The ground floor offers an entrance lobby opening to the left on to a striking, light drenched, split level 28'x 22' reception room with dual aspects front and back with sliding doors leading on to the rear terrace garden. This room leads directly through to the dining room and then into the kitchen and breakfast room.

To the right of the entrance lobby is a study/office, guest WC, the principal bedroom suite including a large en-suite bathroom and then a separate wing that provides four further bedrooms (two with en-suite bathrooms) and a family bathroom.

A spiral staircase leads down to what is presently a gym but could easily be used, as originally planned, as a 25'x22' family TV room with direct access on to a lower lawned garden.

Spaniards End is an exclusive and secluded cul-de-sac which is located just off of Spaniards Road which abuts the Heath and enjoys an eclectic mix of both Georgian and important 1960's retro architecture all enjoying sizeable plots.





# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

## ACCOMMODATION

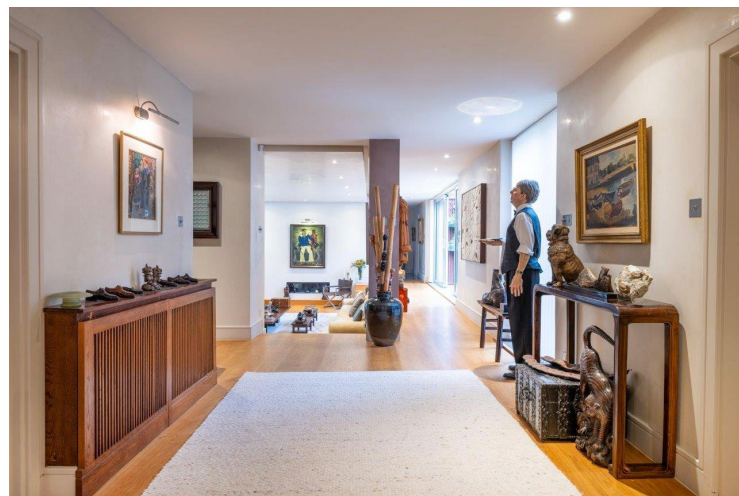
- Principal bedroom with en-suite shower room
- Four further bedrooms (one further en-suite shower room and one further en-suite bathroom)
- Family bathroom
- Guest cloakroom
- Kitchen/breakfast room
- Dining room
- Reception room
- Office
- Gym/family room

## AMENITIES

- Off street parking for two/three cars
- Large double width garage
- Rear terrace garden

COUNCIL TAX: H

EPC RATING: D





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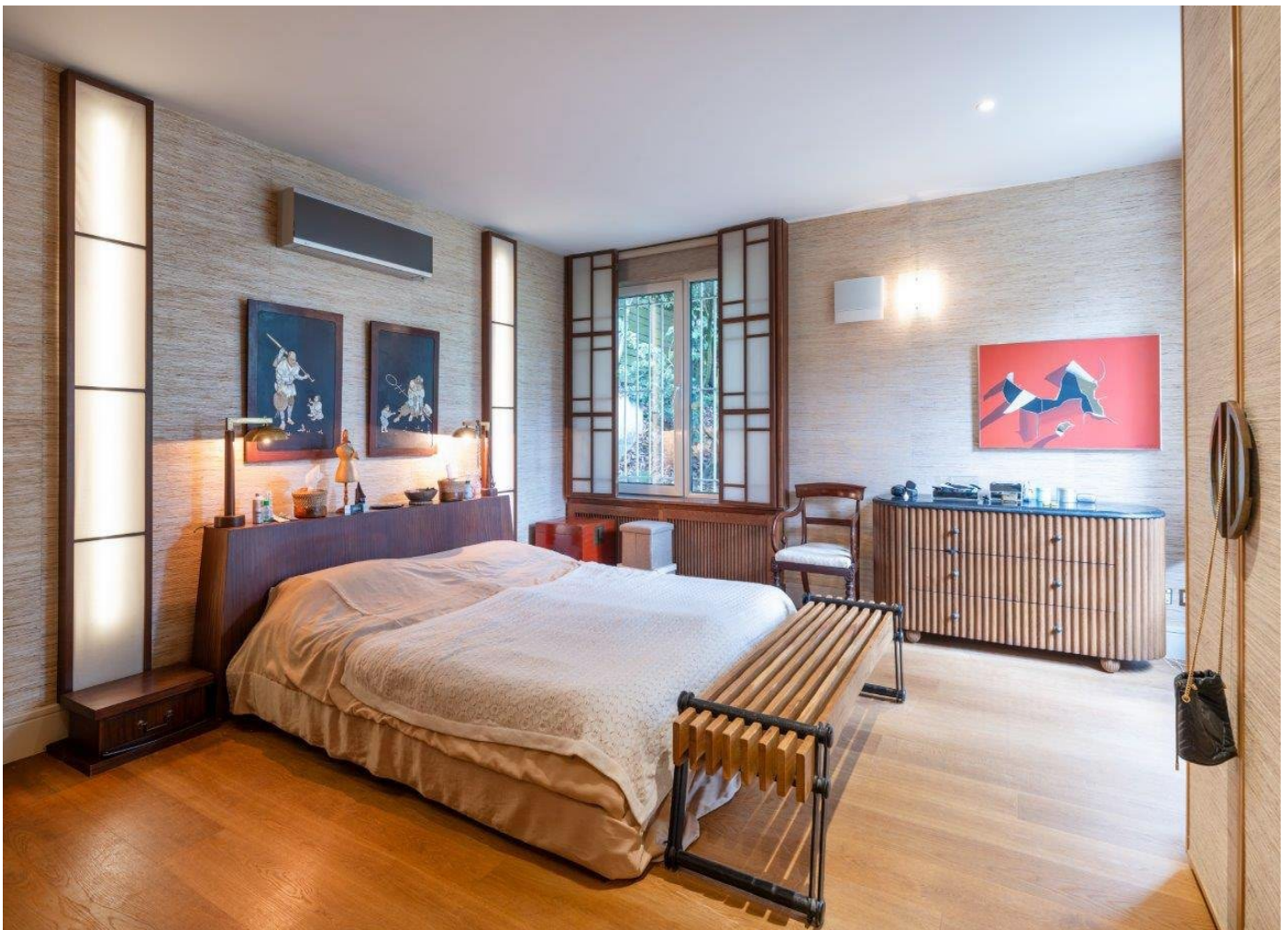




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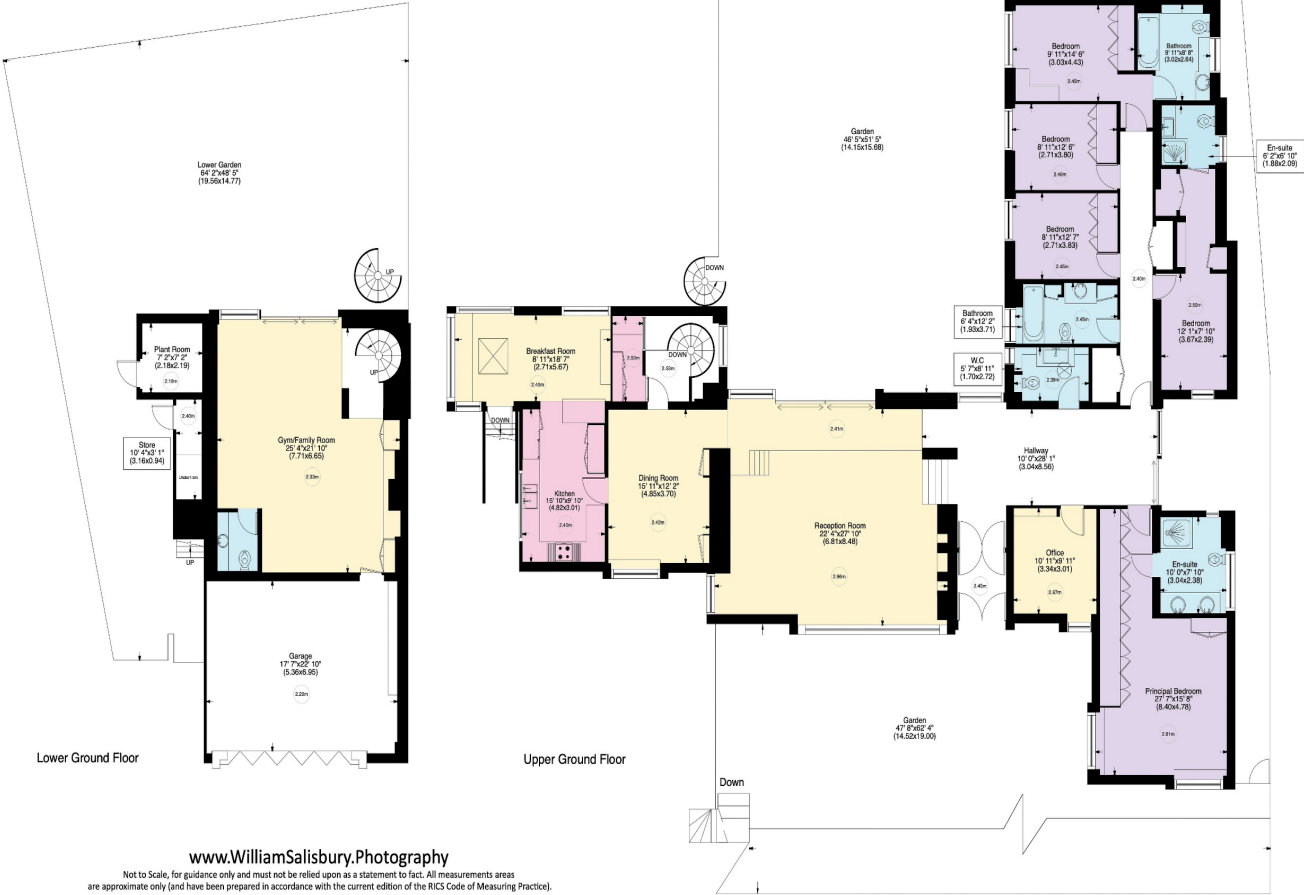
[astonchase.com](http://astonchase.com)





Spaniards End NW3

Gross internal area (approx.)  
400 Sq m (4308 Sq ft) Including Store, Plant Room  
389 Sq m (4189 Sq ft) Excluding Store, Plant Room  
For identification only, Not to Scale



www.WilliamSalisbury.Photography  
Not to Scale, for guidance only and must not be relied upon as a statement of fact. All measurements are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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