



# SPANIARDS CLOSE

HAMPSTEAD GARDEN SUBURB, NW11



An outstanding detached freehold residence located in arguably one of the finest addresses in Hampstead Garden Suburb, available for the first time in many years.

Set on a 0.46-acre plot at the end of the close it offers privacy, discretion and a most handsome elegance.

Arranged on the ground floor off the main hallway are four reception rooms, including a drawing room, sitting room, dining room, and family room as well as a fully equipped kitchen/breakfast room leading directly out onto the garden terrace.









The property features a beautifully landscaped walled garden with mature trees providing total seclusion, with inviting decking and terracing throughout. Additionally, there is a Summer house.

Further benefits include a double garage that can be accessed from the house and a driveway which can comfortably accommodate a further four cars. Private security patrols this exclusive cul-de-sac daily.

Spaniards Close is located within very close proximity to Hampstead Heath and Kenwood. It is ideally located for the many fashionable shops, cafes and restaurants in and around Hampstead and Highgate Village, and is superbly located for a number of highly rated schools and nurseries in the area. The King Alfred School, St Anthony's School for Girls, Highgate boys school and Channing Girls to name a few.





An incredible leisure spa and gym have been uniquely and cleverly designed to connect them to the main living space of the house and feature double vaulted ceilings, and French doors that flood the room with natural light and open directly out onto the stunning landscaped garden. There is a large swimming pool as well as a steam and shower room.

This impressive home comprises 7,682 square feet of extremely well-laid-out lateral accommodation and features a breathtaking spa with leisure facilities and a large indoor swimming pool.









## ACCOMMODATION

- Reception Hall
- Drawing Room
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Area
- Galleried Gymnasium
- Indoor Swimming Pool
- Principal Bedroom Suite with Two Separate Dressing Rooms and En-Suite Bathroom
- Five Further Bedrooms (Two with En-Suite Bathrooms)
- Study
- Impressive 30' Family Games/Entertainment Room with Bar, Kitchenette and Guest Cloakroom
- Utility Room

## AMENITIES

- Stunning Mature Landscaped Rear Garden
- Double Garage and Driveway that can accommodate up to Four Cars





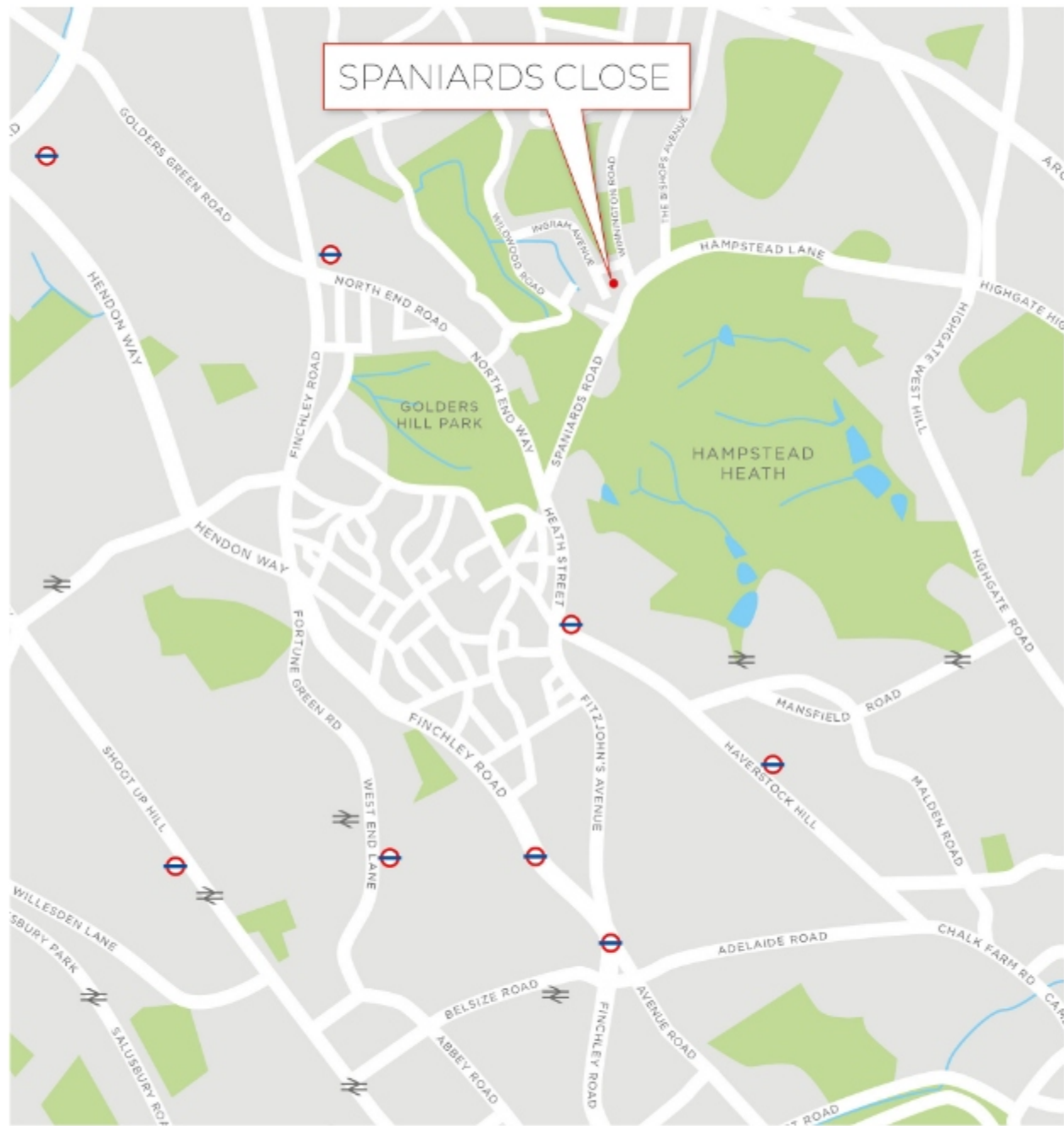


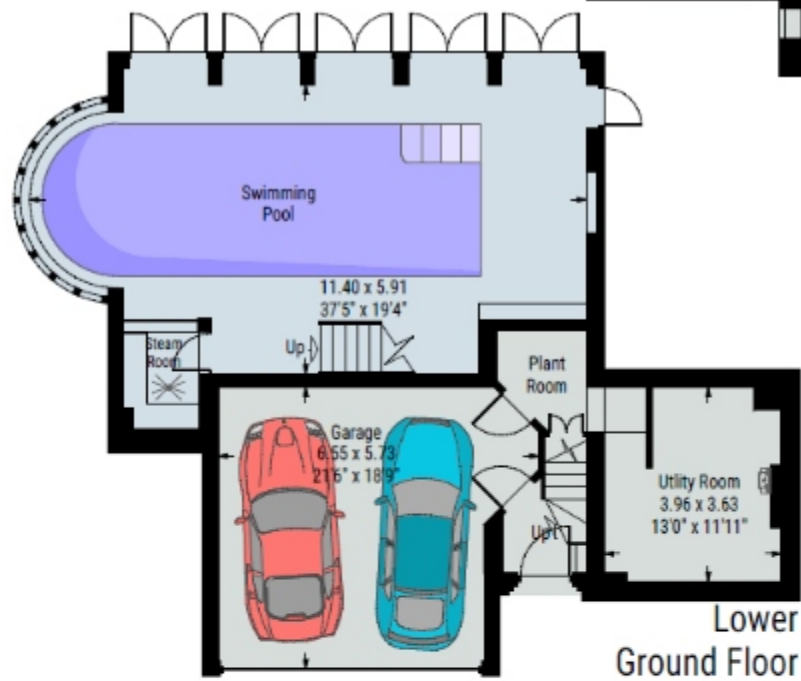
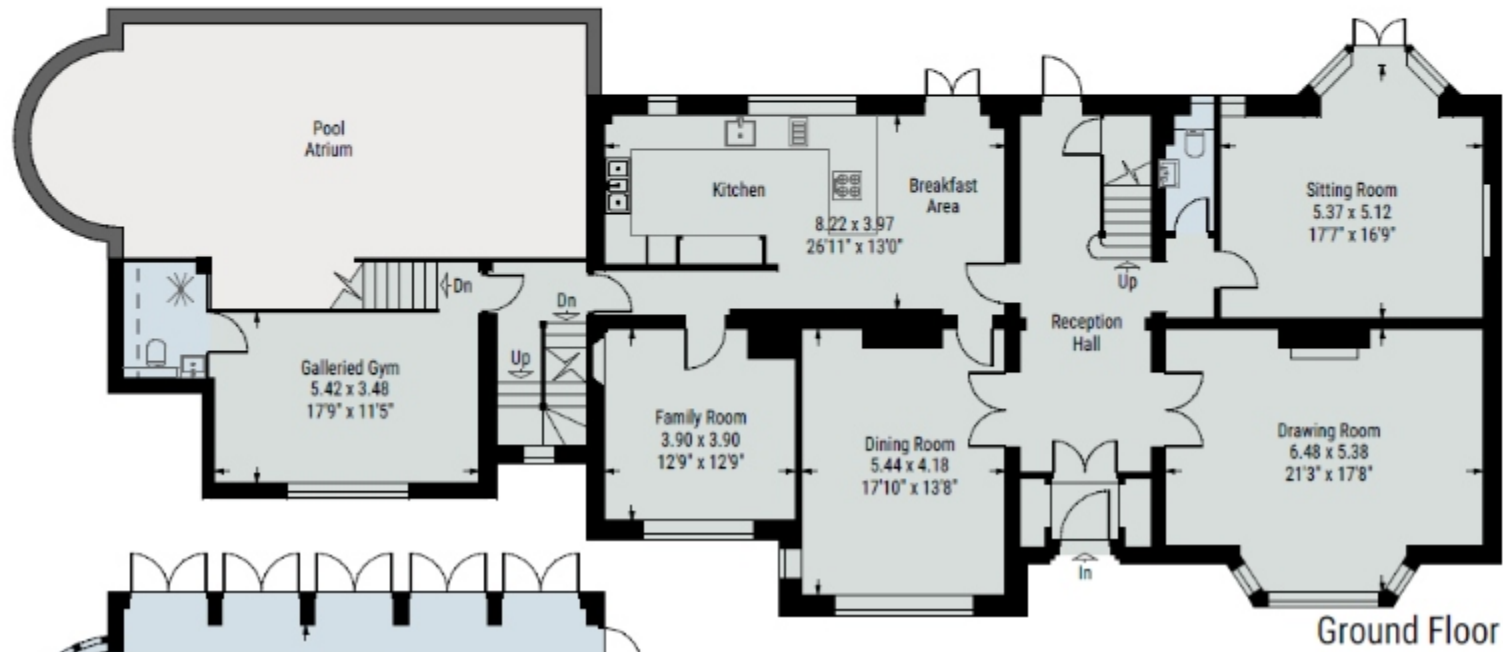
On the first floor are six bedrooms, including a luxurious principal suite with two stylish separate dressing rooms and a beautiful modern en-suite bathroom, two further suites, three bedrooms and a study.

The entire upper floor consists of an impressive 30' family games/entertainment room, with a bar and kitchenette.

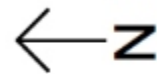








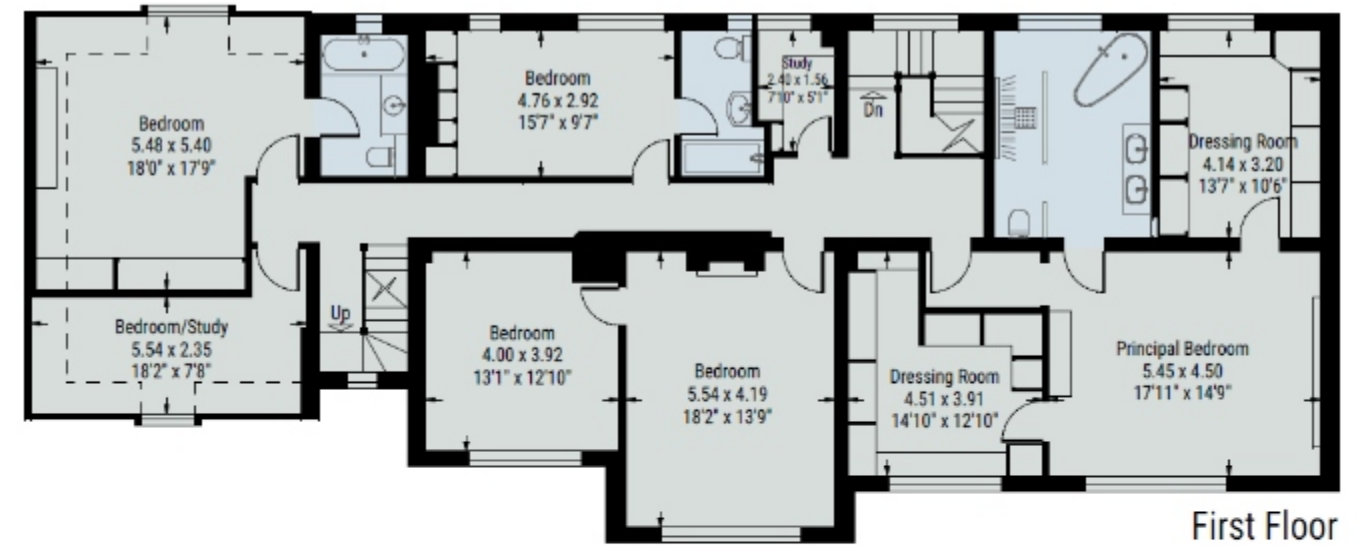
Spaniards Close,  
Hampstead Garden Suburb,  
London, NW11



Approximate Gross Internal Area:  
708.7 sq.m. / 7628 sq.ft.  
(Including reduced height area below 1.5m:  
61.5 sq.m. / 662 sq.ft.)  
(Excluding pool atrium:  
55.5 sq.m. / 597 sq.ft.)

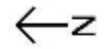
[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

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



Spaniards Close, London NW11

Approximate Site Area:  
1950 sq.m. (0.46 acres)







TENURE: FREEHOLD  
COUNCIL TAX: BARNET (BAND H)  
EPC: D  
ASKING PRICE: £8,950,000

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JOINT 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.