



# NORTHSTEAD

NORTH END AVENUE, HAMPSTEAD, NW3



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ON THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS, A SUBSTANTIAL FOUR STORY SEMI DETACHED HOUSE (404.2 SQ M/4,351 SQ FT) DATING TO CIRCA 1867 WITH SPECTACULAR GRAND ENTERTAINING ROOMS, HIGH CEILINGS, FIREPLACES AND FLOOR TO CEILING WINDOWS. LOCATED IN A RURAL-LIKE SETTING AND APPROACHED VIA A SWEEPING GATED DRIVEWAY WITH PARKING FOR SEVERAL CARS, THIS EXTRAORDINARY HOUSE OCCUPIES A PLOT OF CIRCA 0.3 ACRES WITH LANDSCAPED GARDENS, TERRACING AND A GATE LEADING STRAIGHT ON TO HAMPSTEAD HEATH.





On the ground floor there is an entrance hall with guest cloakroom leading through to a stunning reception hall, beautiful split level 31ft dining room with fire place opening onto a 30'9ft substantial kitchen/breakfast room.





The wonderful staircase leads up to the first floor with a graceful double aspect 31ft drawing room with fire place opening on to a conservatory filled with light with garden and Heath views.







There is also a gym/bedroom, utility room and second cloakroom on this floor.

The second floor has a large principal bedroom suite with ensuite bathroom and two further bedrooms and a family bathroom. The top third floor has two further bedrooms and a third bathroom.







## ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- 4 Further Bedrooms
- Family Shower Room
- Family Bathroom
- Entrance Hall
- Reception Area
- Dining Room
- Kitchen/Breakfast Room
- Drawing Room
- Conservatory
- Gym/Study
- 2 Guest Cloakrooms

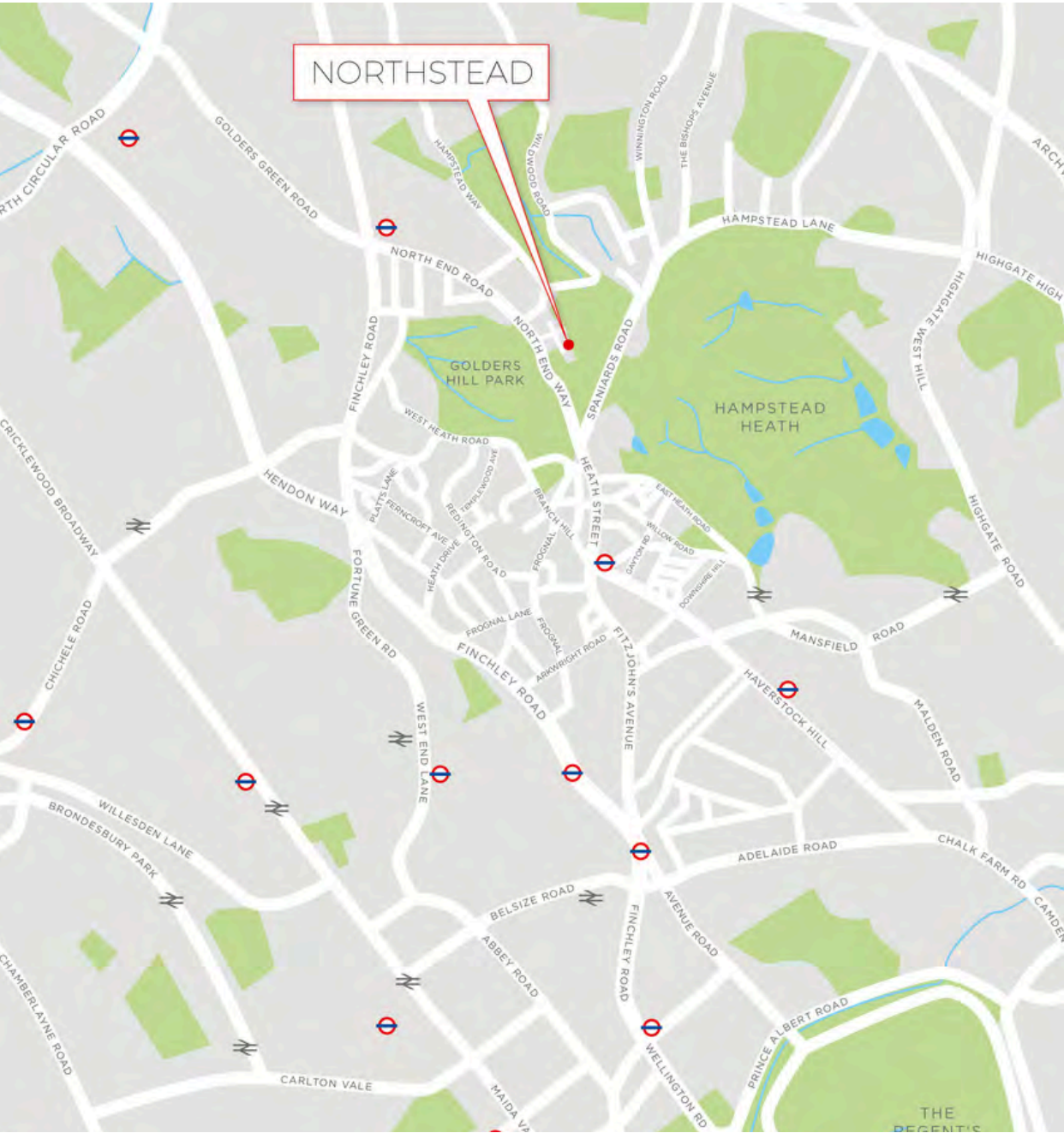
## AMENITIES

- Juliet Balcony
- Terrace
- Wrap Around Garden
- Garage
- Driveway/Parking for several cars



There is a substantial 666 sqft triple garage which has plans for a single storey detached two bedroom house with associated landscaping and parking (a new planning consent will need to be obtained). The property has off street parking for at least four cars. In addition it could be possible to build a second garage (subject to consents).

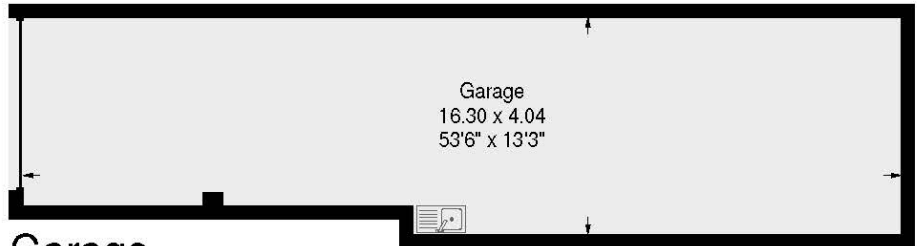
North End Avenue forms part of a charming enclave adjacent to Hampstead Heath and a short distance from Golders Hill Park located between Hampstead Village and Golders Green, both of which offer excellent shopping and transport facilities.



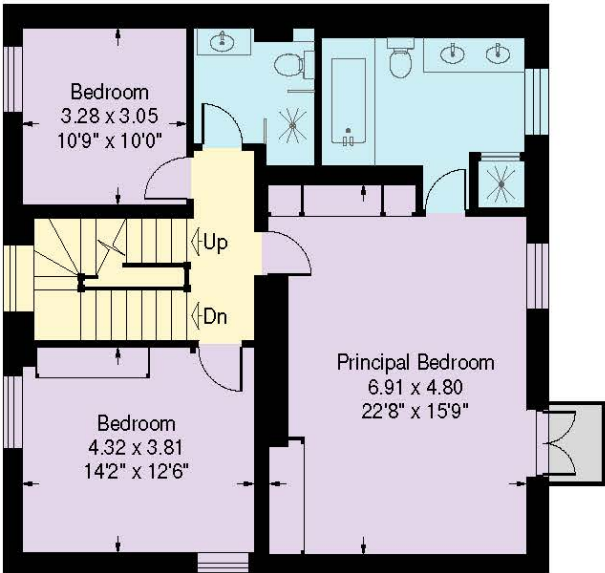
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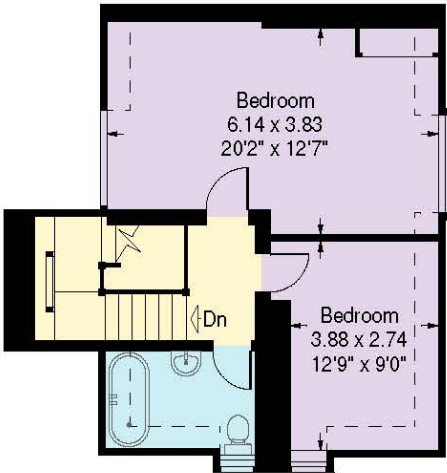
Approximate Gross Internal Area:  
House - 404.2 sq.m. / 4351 sq.ft.  
(Including reduced height area,  
below 1.5m - 6.6 sq.m. / 71 sq.ft.)  
Garage - 61.9 sq.m. / 666 sq.ft.



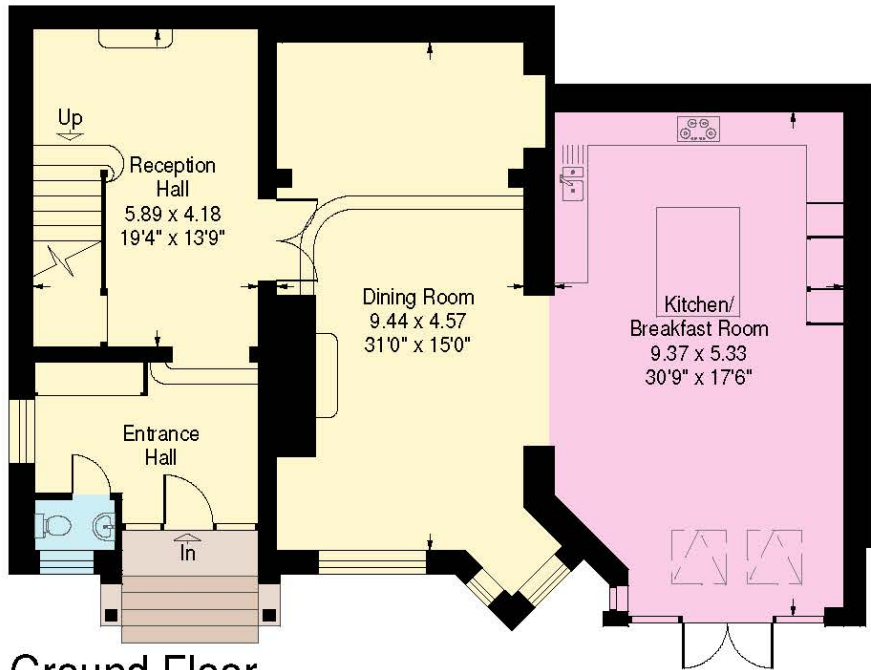
Garage



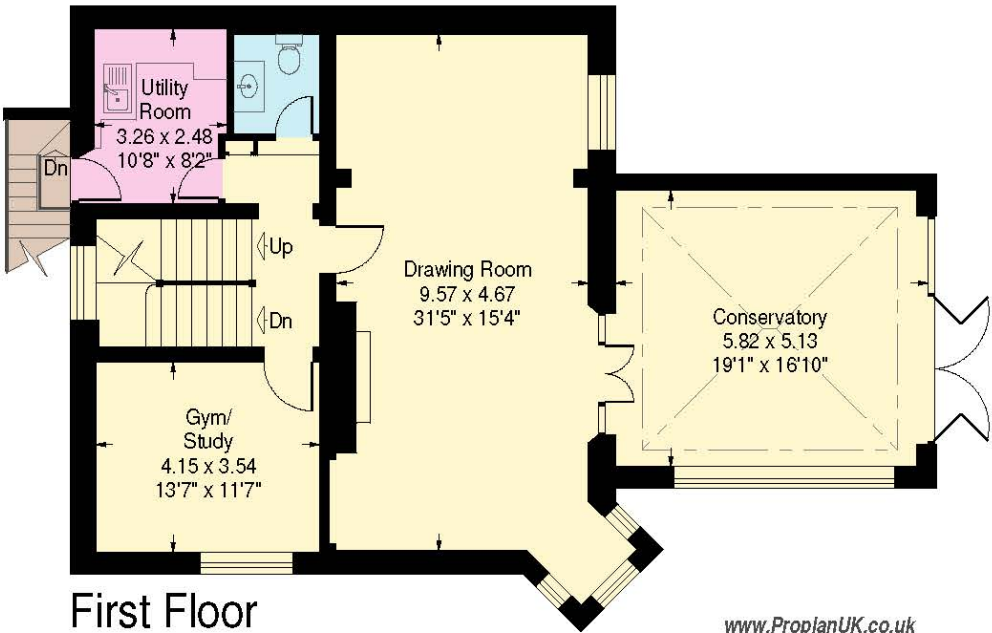
Second Floor



Third Floor



Ground Floor



First Floor

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

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Approximate Site Area:  
0.12 Hectares (0.3 acres)



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TENURE: FREEHOLD  
COUNCIL TAX: CAMDEN (BAND H)  
EPC: D  
ASKING PRICE: £5,950,000

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JOINT SOLE SELLING AGENT

**ASTON CHASE**

enquiries@astonchase.com  
+44 (0) 20 7724 4724

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.