



FAIRFAX ROAD

South Hampstead
London
NW6

Guide Price
£4,850,000

Joint Sole Agent

A striking, detached double-fronted Victorian villa (353.7sq.m/3807sq.ft) in the Italianate style, set behind high walls and secure gates, with off-street parking for several cars. Beautifully restored and interior designed with natural materials throughout, this impressive home offers generous proportions and exceptional entertaining spaces.

The raised ground floor features a grand, high-ceilinged drawing room, formal dining room, and a study, all exuding elegance and period charm. At garden level, a spacious open-plan kitchen and breakfast room seamlessly connects to a relaxed family sitting area, with sliding glass doors opening directly onto a south-west-facing landscaped garden. This floor also includes a fourth bedroom suite complete with dressing room and ensuite bathroom, as well as a utility room, guest washroom and cellar.

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Subject To Contract
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Freehold

Occupying the entire first floor is a luxurious principal bedroom suite, boasting a stunning ensuite bathroom and a large dressing room. The top floor comprises two further double bedroom suites, each with its own dressing room and ensuite shower room.

The beautifully designed south-west -facing garden also features a stylish garden room—ideal for use as a gym, home office, or teenage retreat. The property further benefits from secure electric-gated off-street parking for multiple vehicles.

Fairfax Road is conveniently positioned for various amenities and eateries, the leading independent schools of St John's Wood and Hampstead and the Swiss Cottage and Finchley Road Underground.



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ACCOMMODATION

- Open Plan Kitchen Living Dining Room
- Dining Room
- Reception Room
- Study
- Principal Bedroom with Dressing Room and En-Suite Bathroom
- Three Further Bedrooms all with Dressing Rooms and En-Suite Bathrooms
- Utility Room
- Guest Cloakroom
- Garden Studio

AMENITIES

- Underfloor Heating
- Electrically Operated Gates
- Residents Parking
- Off Street Parking for 3 Cars
- South-West Facing Garden
- Cellar
- Loft

COUNCIL TAX: H

EPC RATING: TBC

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

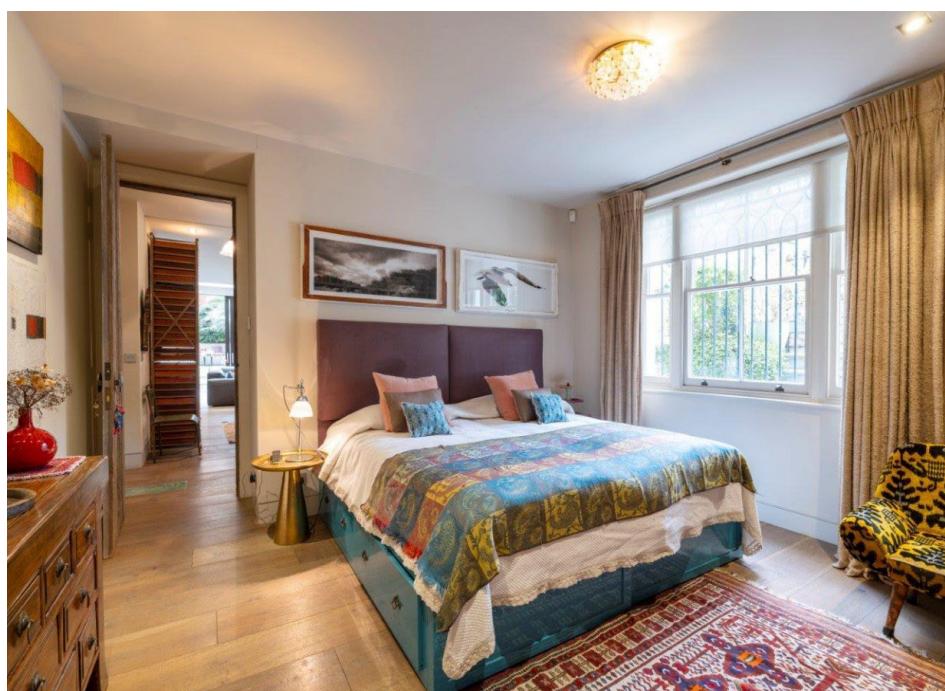
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Fairfax Road, NW6

Approximate gross internal area

353.67 sq m / 3,807 sq ft

(Including Office & Restricted Height Under 1.5m)

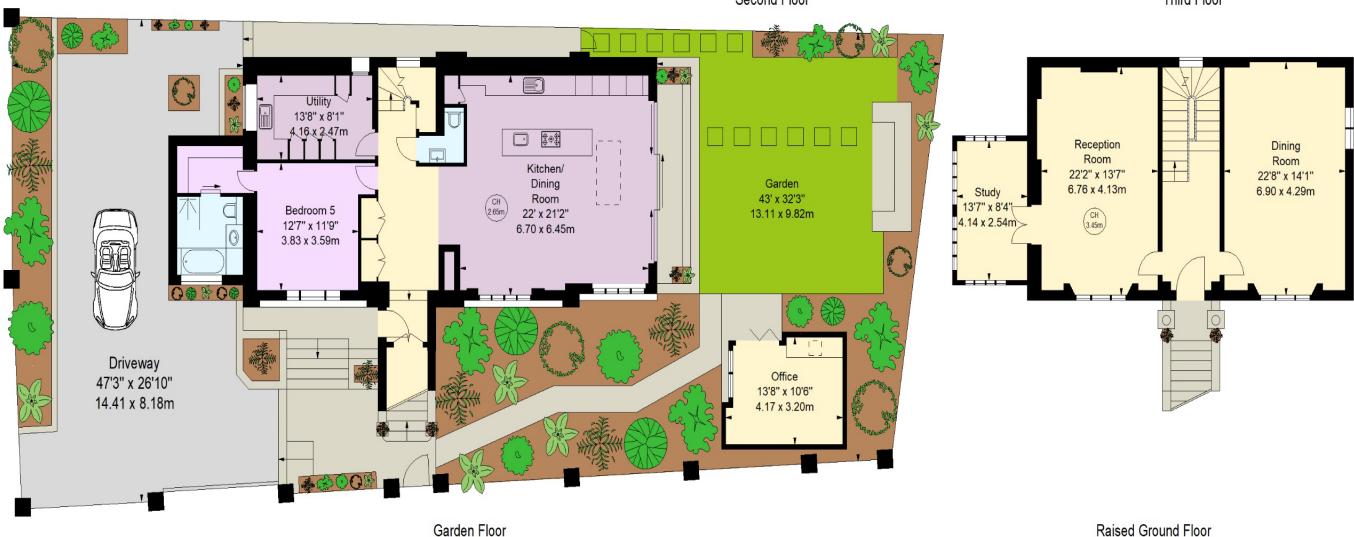
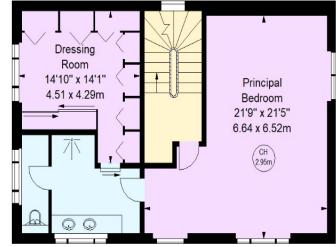
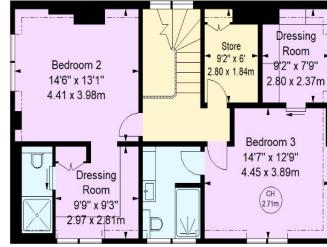
Office

12.26 sq m / 132 sq ft

Restricted Height Under 1.5m

4.37 sq m / 47 sq ft

Key:
CH - Ceiling Height



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S T O
R E Z
C H A S E

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.