



WILDWOOD ROAD

HAMPSTEAD GARDEN SUBURB, NW11

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Set back behind a deep grass verge, located close to the huge open spaces of the Heath extension and backing directly onto one of the fairways of Hampstead Golf Club, is this delightfully characterful, surprisingly lateral and bright semi-detached five bedroom Grade II Listed family house of some 2,575 sq ft which retains many period features and benefits from a huge, wonderfully mature garden with the house sitting on a total site of approximately 0.2 acres.





Unlike many houses in the Suburb, the ground floor of this house boasts three generously sized intercommunicating reception rooms with the original Crittall doors leading on to the rear garden, kitchen/breakfast room, study (which was originally the garage), utility cupboard and guest WC.









The first floor offers a principal suite comprising double bedroom and large en-suite bathroom with views overlooking the garden, two further double bedrooms and a family bathroom. The second floor enjoys two further bedrooms, one of which includes a dressing room & en-suite bathroom.

ACCOMODATION

- Reception Room
- Family Room
- Dining Room
- Kitchen
- Principal Bedroom with En-Suite Bathroom
- 3 Further Bedrooms
- Bedroom 4 with Adjoining Dressing/Play Room & En-Suite Shower Room
- Family Bathroom
- Study
- Utility Area
- Guest Cloakroom

AMENITIES

- Landscaped Rear & Side Gardens
- Off-Street Parking for 2/3 Cars.





Whilst the house requires some updating, it is a virtually unique. A major feature of the house is the southerly facing sun-trap lawned garden which wraps itself around the property. The house also comes with off street parking for two/three cars.

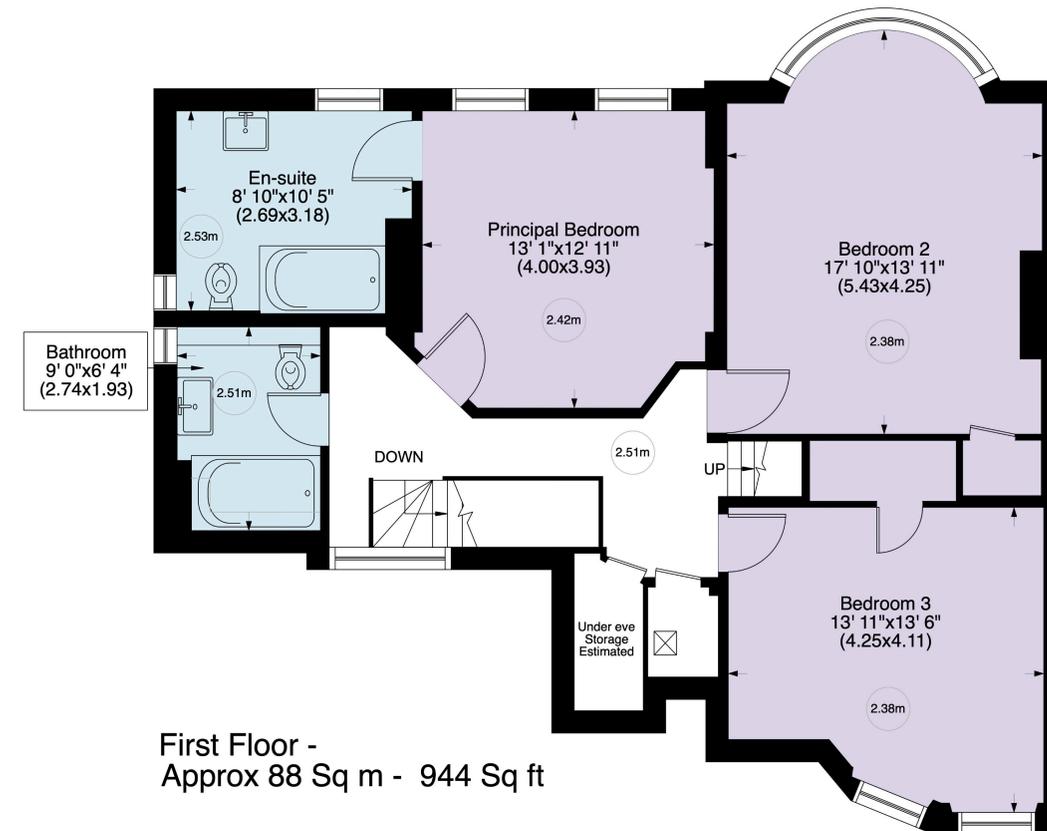
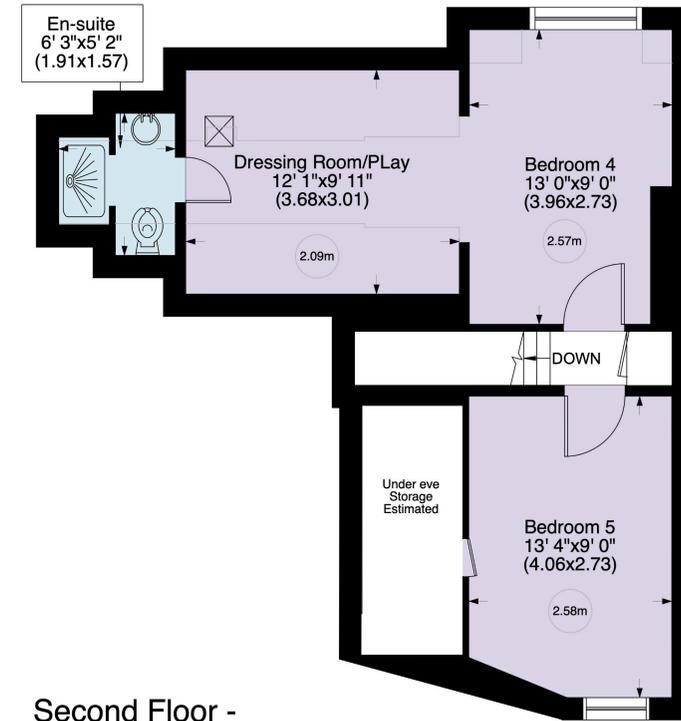
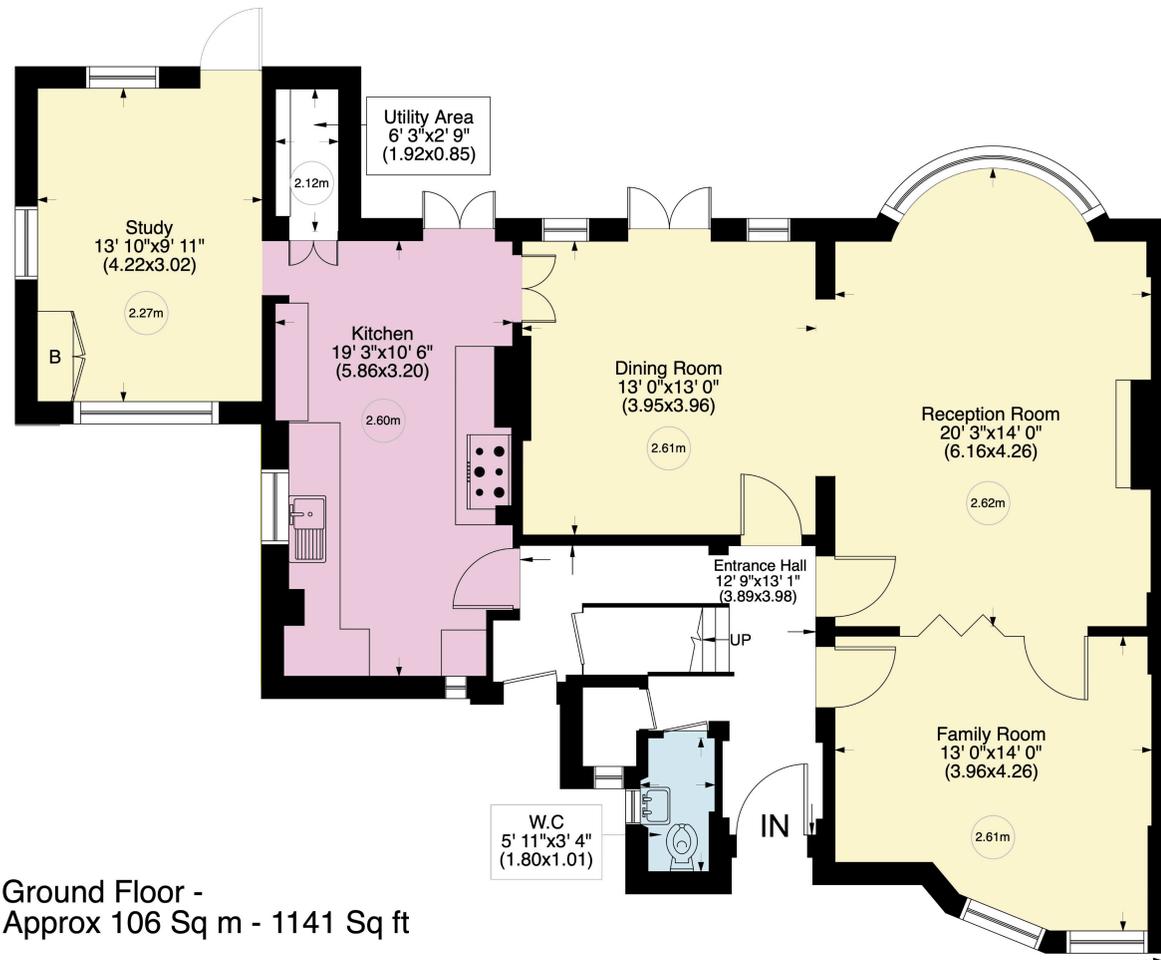
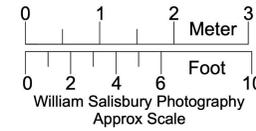


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Gross internal area (approx.)
 239 Sq m (2575 Sq ft) Including under 1.5m
 222 Sq m (2395 Sq ft) Excluding under 1.5m

Site Area (approx.)
 Acre 0.2 Hectares 0.081

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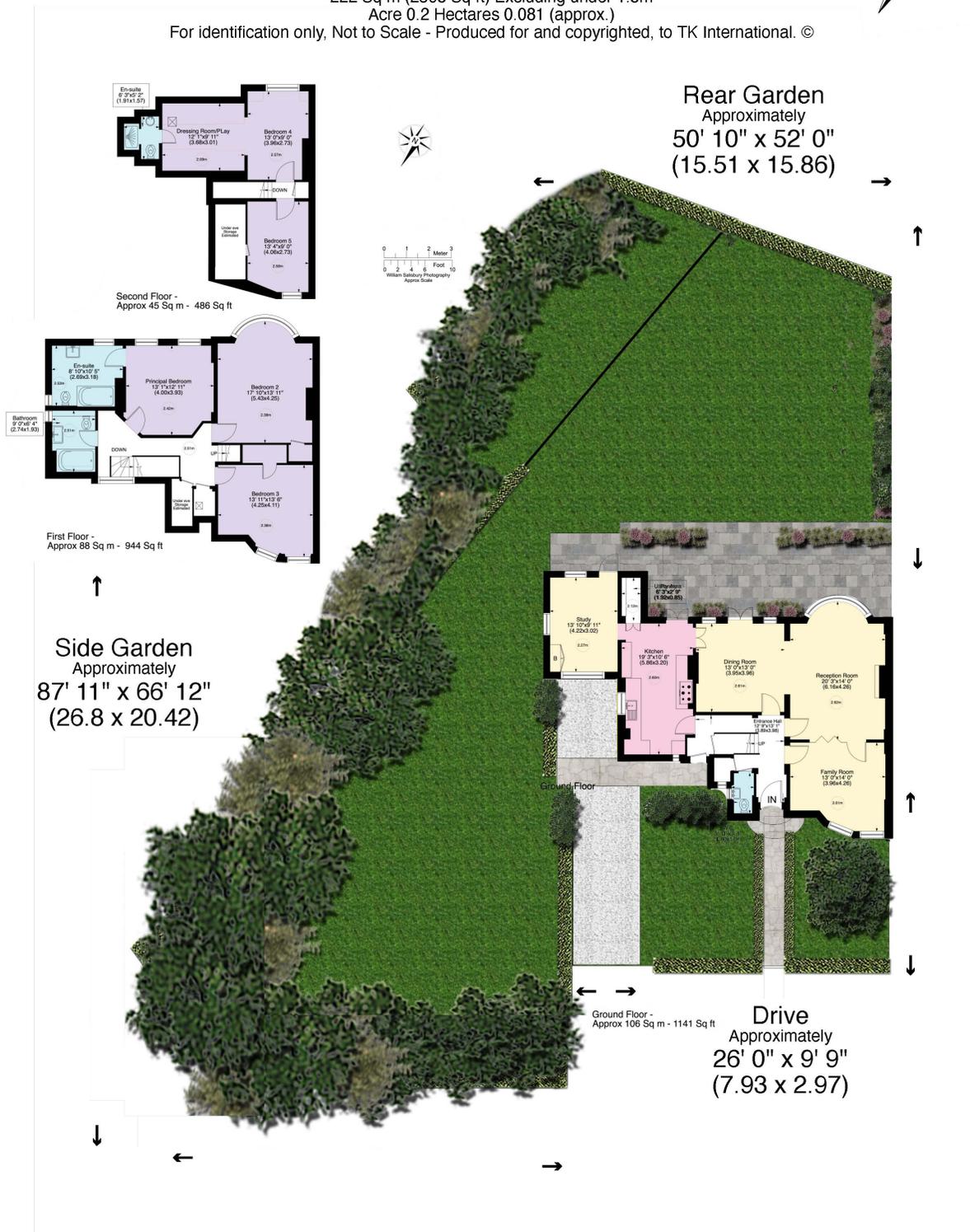
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TENURE: FREEHOLD
COUNCIL TAX: BAND H (BARNET)
EPC: TO BE CONFIRMED

ASKING PRICE: £2,950,000

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.