



BRANCH HILL

Hampstead
London
NW3

Asking Price
£4,750,000

Multiple Agent

A beautifully refurbished five bedroom Victorian house in an iconic Hampstead Village setting. Arranged over five floors and extending to approximately 2,478 sq ft, the property has been finished to an immaculate standard throughout, featuring CP Hart bathrooms and a Tom Howley kitchen.

The raised ground floor offers an elegant double reception room with access to a walled garden, along with a guest WC. On the lower ground floor there is a generous kitchen and family room, fitted with Sub Zero and Wolf appliances.

ASTON CHASE

67-71 Park Road
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£4,750,000
Subject To Contract

Multiple Agent

Freehold

The first floor is dedicated to a spacious principal bedroom with an excellent dressing room and en suite bathroom. Three further bedrooms are arranged on the second floor, one with an en suite bathroom, in addition to a family bathroom. The top floor provides a superb fifth bedroom, equally well suited as a home office.

The house also benefits from underfloor heating throughout and is ideally positioned within easy walking distance of Hampstead High Street, Hampstead Underground station (Northern Line) and Hampstead Heath.



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ACCOMMODATION

- 5 Bedrooms
- Bathroom
- En Suite Bathroom
- En Suite Shower Room
- Guest WC
- Double Reception Room
- Kitchen/Breakfast Room
- Family Room

AMENITIES

- Patio
- Garden

COUNCIL TAX: F

EPC RATING: D



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ASTON CHASE

Branch Hill, NW3

Approximate gross internal area

2478 sq ft / 230.21 sq m

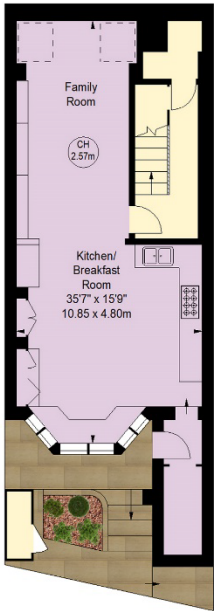
(Including Restricted Height Under 1.5m)

2236 sq ft / 207.72 sq m

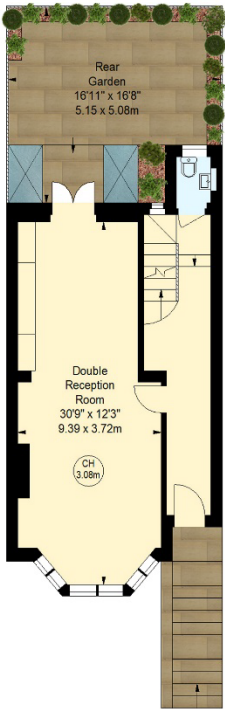
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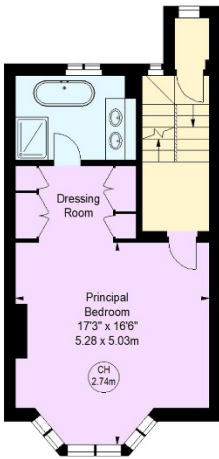
Key :
CH - Ceiling Height



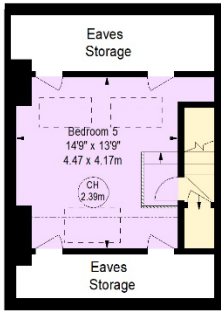
Lower Ground Floor



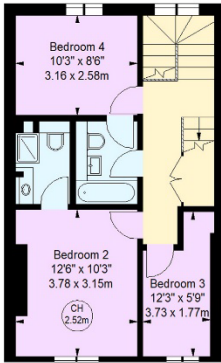
Raised Ground Floor



First Floor



Third Floor



Second Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

