



## **BRANCH HILL**

Hampstead  
London  
NW3

Asking Price  
£4,300,000

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.

# ASTON CHASE

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

astonchase.com

## BRANCH HILL

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NW3

Asking Price  
£4,300,000  
Subject To Contract

Multiple Agent

Freehold

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.

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.

\*PLEASE NOTE; Computer-generated images and are intended for illustrative purposes only and should be treated as general guidance only.



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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)

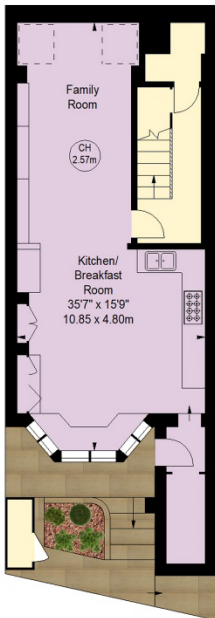
2236 sq ft / 207.72 sq m

(Excluding Restricted Height Under 1.5m)

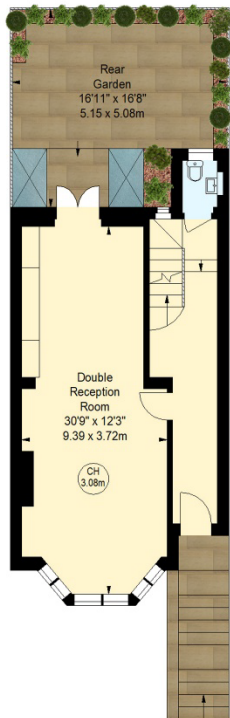


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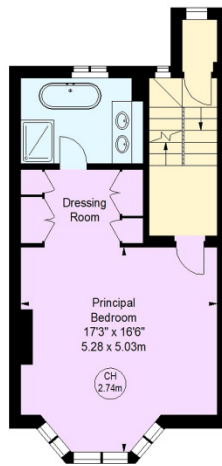
CH - Ceiling Height



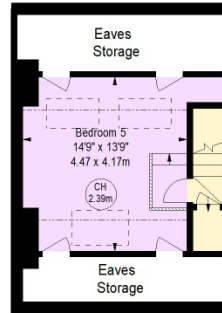
Lower Ground Floor



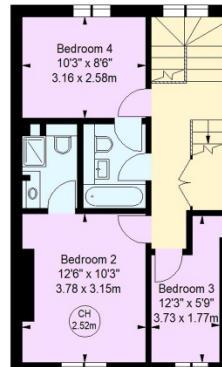
Raised Ground Floor



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	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.