

ELM WALK

HAMPSTEAD, LONDON, NW3

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Situated in one of the most sought-after and peaceful cul-de-sacs off West Heath Road, this impressive double-fronted, neo-Georgian style family home offers approximately 3,900 sq ft of well-proportioned accommodation arranged over three floors. The property was refurbished to an excellent standard some years ago and now presents an opportunity for a purchaser to update the décor to their own taste.

The ground floor provides excellent entertaining and family living space, comprising a welcoming entrance hall, guest cloakroom, a spacious 25'6 x 15' double reception room, separate dining room, study/playroom and a well-appointed kitchen opening directly into a bright conservatory-style family/breakfast room. Further benefits include a utility room and integral garage. The first floor features an exceptionally spacious principal bedroom suite, complete with its own sitting room, dressing room and en-suite bathroom. Three additional bedrooms and two bathrooms occupy the remainder of this floor, whilst the second floor offers two further bedroom suites. Externally, the property enjoys a delightful, south-facing rear garden measuring approximately 60' x 40', arranged over two levels. To the front is an attractive lawned garden together with off-street parking for one to two vehicles, along with a garage. The house is ideally positioned within approximately five to ten minutes' walk of the wonderful open green spaces of West Heath and Golders Hill Park.



Elm Walk, Hampstead






CHANEL


Arsenal
RANGEMENT



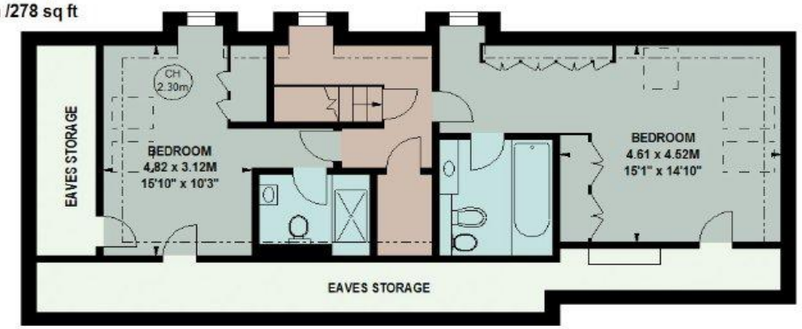
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Approximate gross internal area
362 sq m /3898 sq ft
(Including Eaves Storage)
Eaves Storage
26 sq m /278 sq ft

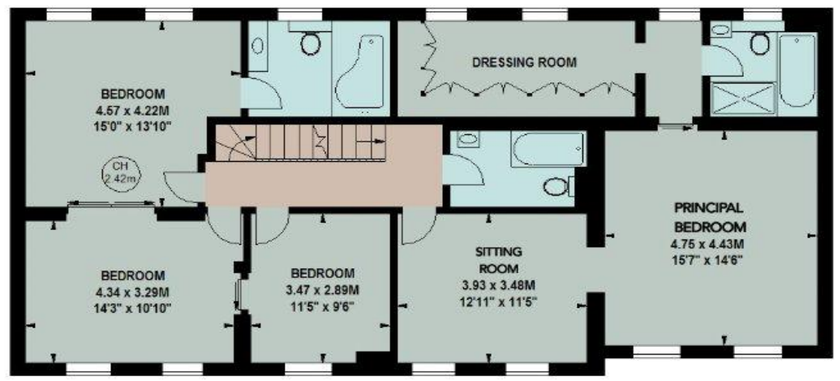
Key:
CH - Ceiling Height



000 sq ft
Ground Floor



000 sq ft
Second Floor



000 sq ft
First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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TENURE: FREEHOLD

COUNCIL TAX: H

EPC: D

ASKING PRICE: £5,000,000

JOINT SOLE AGENCY

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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.