

South End Road,
Hampstead



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An elegant Grade II listed stuccoed semi-detached house, built in the early part of the nineteenth century, c1830, with two later extensions.

The house is offered in good condition and retains the charm and elegance of the original property but with the benefit of a functional modern family home.

This exquisite property is arranged over four floors offering a double period reception room, 4 to 5 bedrooms, with 3 bathrooms within the original building.

The principal living areas continue on the ground floor, featuring an exceptional double-volume reception room that is bathed in light from the extensive use of birch panels and beams. Full height sliding glass doors open onto the delightful Southwest facing rear patio and garden and feature staircase to a raised entrance lobby. A luxurious fitted kitchen / breakfast room, office, study, pantry, utility room, and cloakroom complete this wonderful space.

The house is set some 70 feet back from the road, and has a good- size landscaped garden to the front and off-street parking for several vehicles set behind a secure gated driveway.



Location

South End Road is a picturesque residential street with direct access onto Hampstead Heath approx. 0.1 miles away.

In addition to being close to the green open spaces of the Heath, the house is within easy reach of South End Green and the well-established independent local shops, cafes, restaurants, pubs, bookshops, a Marks & Spencer Food Hall, as well as being within easy reach of the Lido, playground and running track.

South End Road is well connected with easy transport links accessible, such as Hampstead Heath Overground station (approx. 0.1 miles), Hampstead Underground station (approx. 0.5 miles), and Belsize Park Underground station (approx. 0.6 miles) all within close distance.

Postcode region: NW3

General

Local Authority: London Borough of Camden
Council Tax: Band H
EPC Rating: D
Parking: Off Street Parking
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

3,118 sq ft (290 sq m)
5 bedrooms
3 bathrooms
2 reception rooms
Off-street parking
Freehold

Guide price £6,750,000

Montrose House, South End Road, NW3

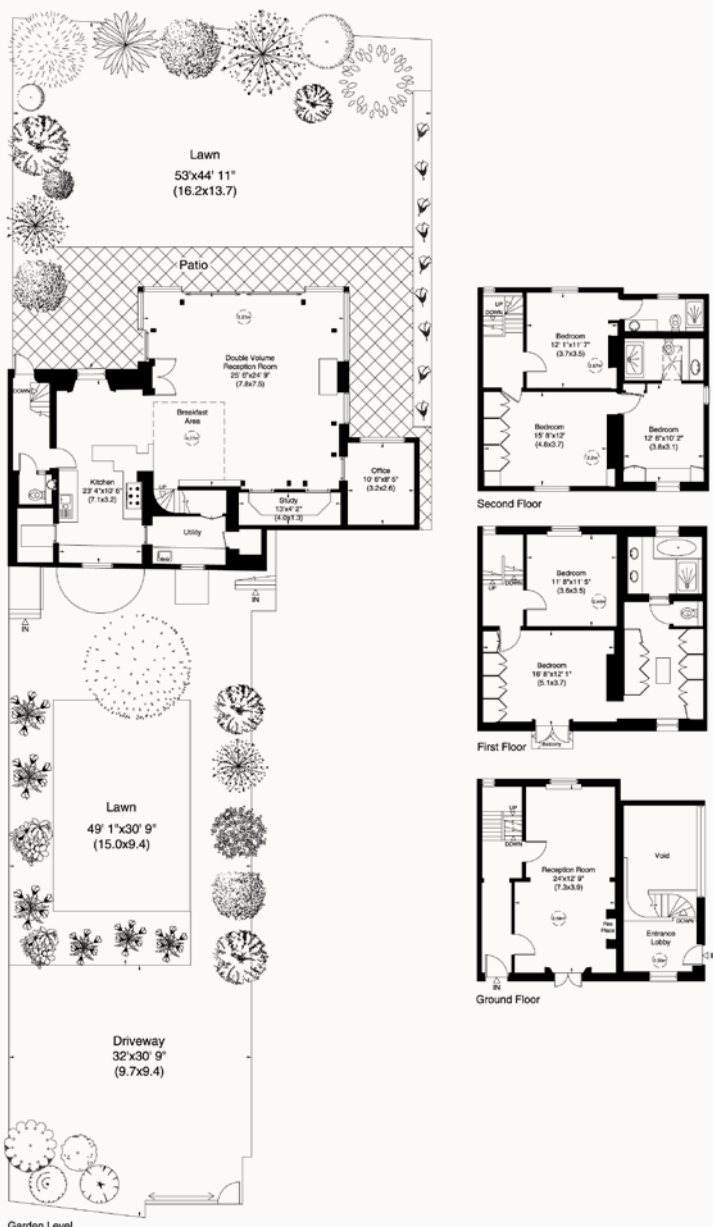
Gross internal area (approx.)

290 Sq m (3118 Sq ft)

For identification only. Not to Scale

Site area 0.139 Acre

Floor Plan by capitalgroup 200 9671 7722



Not to scale. For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Strutt & Parker Private Client

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