

West Heath Gardens,
London



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& Parker

Land and property. Since 1885.

Substantial detached six-bedroom house set back from the road behind a large carriage driveway.

This low-built detached family home is located on a quiet street close to Hampstead Heath, situated on West Heath Gardens. This property offers a rare opportunity to acquire a home of scale and potential in one of North West London's most prestigious neighbourhoods, Hampstead. Having remained within the same family ownership for over 30 years, the property presents well-balanced lateral accommodation with excellent natural light and scope for refurbishment or extension, subject to the usual consents.

Arranged predominantly over two principal floors, this wide house provides an excellent balance of reception and bedroom space. The ground floor features a collection of elegant reception rooms alongside a well-proportioned kitchen/breakfast room, all of which enjoy direct access to the beautifully landscaped south-facing garden. This seamless connection creates an ideal environment for both family living and entertaining.

The upper floors offer generous and flexible bedroom accommodation, while the top floor provides a substantial additional bedroom with eaves storage, ideally suited as a guest suite, playroom or home office.

Externally, the landscaped southerly facing garden provides a private and tranquil setting, while the carriage driveway offers ample off-street parking for four to five vehicles and leads to an integral garage.

This is a rare opportunity to create a substantial family residence in a prime Hampstead location.



Location

The property is ideally positioned for the amenities of Hampstead village and West Hampstead and the open spaces of Hampstead Heath and the wonderful Golders Hill Park. Excellent transport links are available via (Northern Line) nearby Hampstead and Golders Green Tube stations.

The area is particularly well known for its outstanding selection of schools, many of which are within striking distance, including UCS, South Hampstead, making the location exceptionally convenient for families.

Postcode region: NW3

General

Local Authority: Barnett

Council Tax: Band G

EPC Rating: C

Parking: Private Parking

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

4,245 sq ft (394.36 sq m)

5 to 6 Bedrooms

2 Reception Rooms

5 Bathrooms

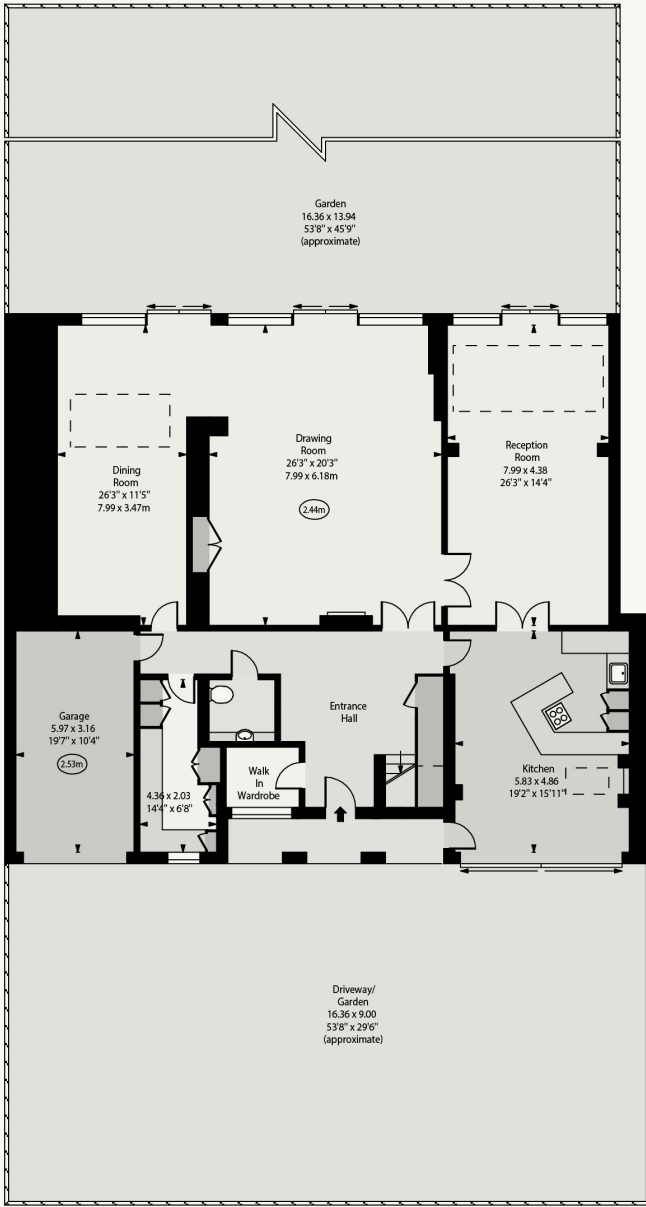
Garage

Private Garden

Freehold

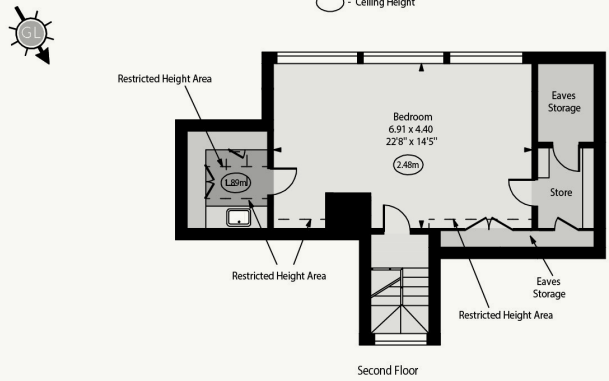
Guide price £4,499,950



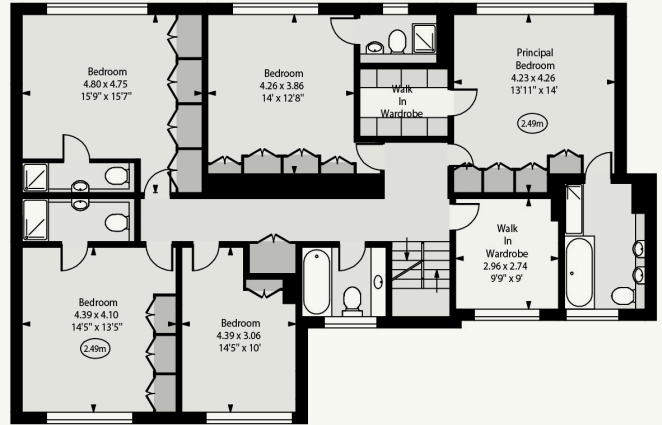


Ground Floor

West Heath Gardens, NW3



Second Floor



First Floor

Approx Gross Internal Area 4245 Sq Ft - 394.36 Sq M
(Including Garage)

Approx. Floor Area Including Restricted Heights 4372 Sq Ft - 406.16 Sq M
(Including Garage & Eaves Storage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk

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