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CAB
10.00 - 12.00
1.00 - 2.00
2.00 - 3.00
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7.00 - 8.00
8.00 - 9.00
9.00 - 10.00
10.00 - 11.00
11.00 - 12.00

GLENILLA ROAD NW3

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A SIMPLY STUNNING FIVE BEDROOM FAMILY HOME COMPRISING APPROXIMATELY 3470 SQ. FT. (322 SQ. M.) HIDDEN BEHIND THE FACADE OF AN ELEGANT SEMI-DETACHED EDWARDIAN HOUSE WITH THE BENEFIT OF OFF STREET PARKING FOR ONE CAR.

Internally designed by the RIBA Award winning Architects James Gorst, the property has been completely stripped out and remodelled to provide a striking contemporary interior offering incredible space, volume and light.

The property, which sits slightly elevated and set back from the road, is entered via a generous hallway. This level features a family/media room to the front, whilst at the rear, is a magnificent reception/dining room with a modern fireplace at its heart.

This in turn leads to a South West facing garden via floor to ceiling sliding doors which extends the width of the house. Subtly and seamlessly integrated into this space is a stunning Corian 'Boffi' kitchen with integrated 'Miele' appliances.



A discrete door gives access to an expanded basement which incorporates a gym or fifth bedroom, a separate shower room plus a generous utility/laundry room, wine store as well as additional storage.

The top floors offer four double bedrooms suites, including a generous master with an immense bath/shower room, separate walk in dressing room and private study, which could be separated, if necessary, to provide a nursery. The two suites on the second floor feature vaulted ceilings. The entire ground floor and 'Boffi' bathrooms benefit from under floor heating and resin flooring, whilst oak flooring dominates the upper levels.



LOCATION

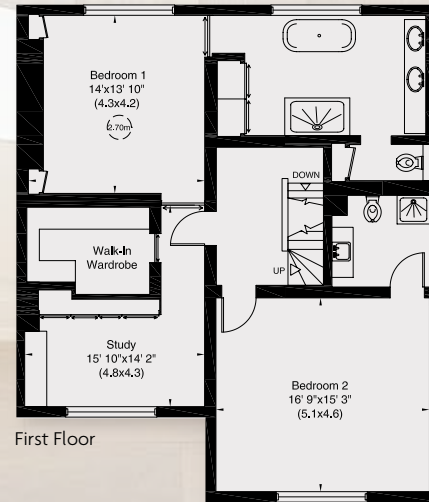
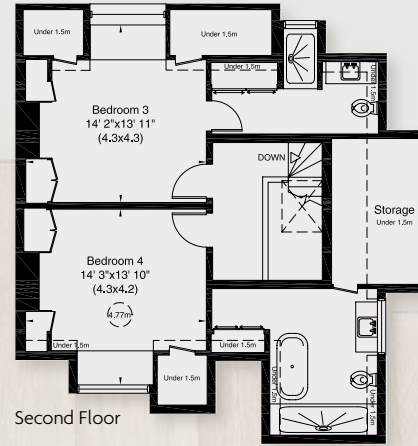
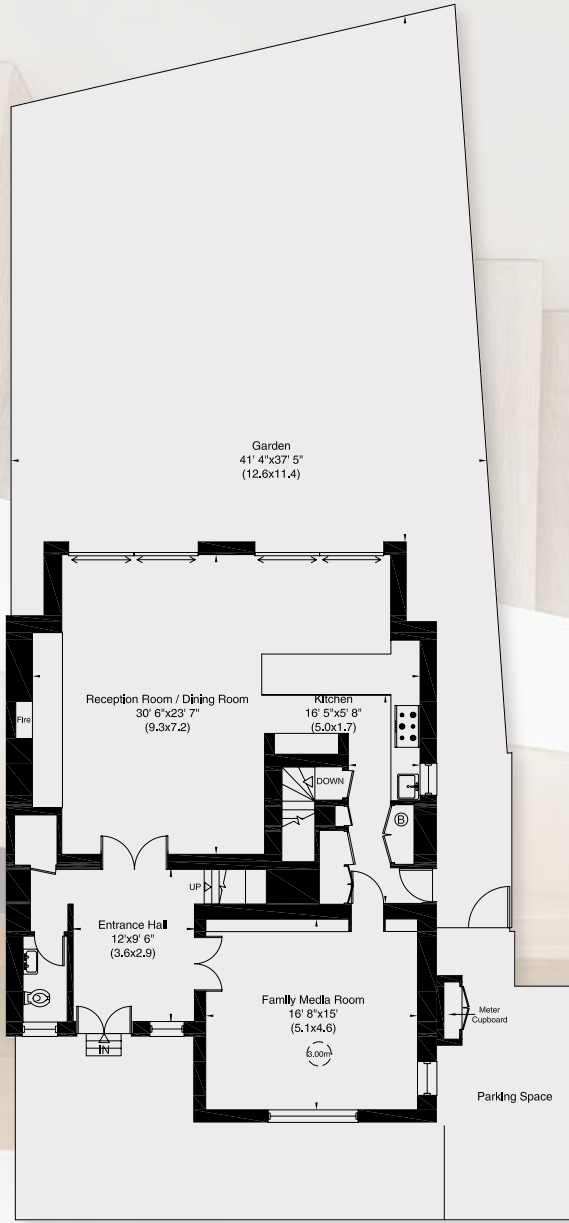
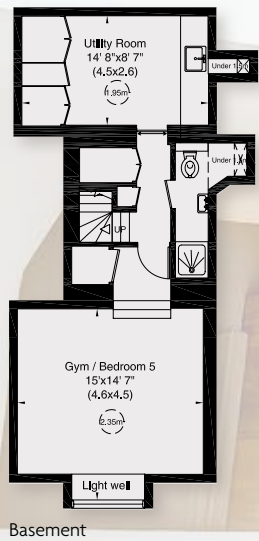
Glenilla Road is a wide residential street with an eclectic mix of homes, offering ample residents parking and conveniently located for the extensive amenities of Haverstock Hill, Belsize Village and England's Lane. Many of the local schools are within walking distance, as are Swiss Cottage (Jubilee) and Belsize Park (Northern) Underground stations and South Hampstead Railway Station.

ACCOMMODATION & AMENITIES

Entrance hall | Guest wc | Coat cupboard | Reception/dining & kitchen/breakfast room | Family/media room | Master suite comprising: private study (possible nursery), double bedroom, walk in dressing room, & bath/shower room | Three further double bedroom suites (two with vaulted ceilings) | Gym/bedroom five | Separate shower room | Laundry/utility room | Wine store | Extensive storage | South west facing garden | Separate side entrance | Off street parking for one car | Residents parking CA-B | EER -D



**GROSS INTERNAL
AREA (APPROX.)
322 SQ M - 3,470 SQ FT
EXCLUDING UNDER 1.5M**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TERMS

- Tenure Freehold
- Price Upon Application
- Sole Selling Agent



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