



**SOUTH HILL PARK,**  
**HAMPSTEAD, NW3**



One of the finest family houses in this exclusive enclave, offering stunning views across Hampstead Heath.

The Victorian property has been transformed into an exceptional contemporary home of approximately 4,500 Sq. Ft / 410 Sq. M, and includes a large basement extension incorporating a wellbeing suite and pool.

The South Hill Park Conservation Area is a popular family neighbourhood which has the advantage of having no through-traffic and literally abuts Hampstead Heath.

South End Green is close by, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer; while Hampstead Village is 0.5 miles, less than a 10 minute stroll.

Hampstead Heath (London Overground Station) is less than 5 minute walk. The nearest London Underground station is Belsize Park (Northern Line) is 0.7 miles. There are also frequent bus and night bus services from South End Green. Resident permit parking is available.

**GUIDE PRICE £5,500,000**

**MAIN AGENT**

**FREEHOLD**

## **ACCOMMODATION & AMENTIES**

**48' ENTERTAINING ROOM COMPRISING BOFFI KITCHEN, BAR, DINING AREA AND SITTING ROOM, GUEST CLOAKROOM, 23' RECEPTION, SITTING ROOM, GUEST CLOAKROOM, ROOF TERRACE, MASTER BEDROOM SUITE COMPRISING DRESSING ROOM, BATHROOM AND WALK-IN SHOWER, 2 FURTHER BEDROOMS EACH WITH ENSUITE BATHROOM, TOP FLOOR SUITE COMPRISING BEDROOM, SHOWER ROOM, STORAGE & BALCONY, WELLBEING SUITE COMPRISING POOL, GYM, SHOWER AND STEAM ROOM, STAFF ACCOMMODATION INCLUDING SEPARATE ENTRANCE AND SHOWER ROOM, UTILITY ROOM, PLANT ROOM, PANTRY, STORE, BALCONY, GARDEN OVERLOOKING HAMPSTEAD POND, RESIDENT PERMIT PARKING, EPC RATING E**









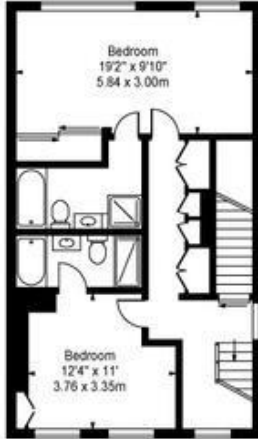




South Hill Park, NW3



Third Floor



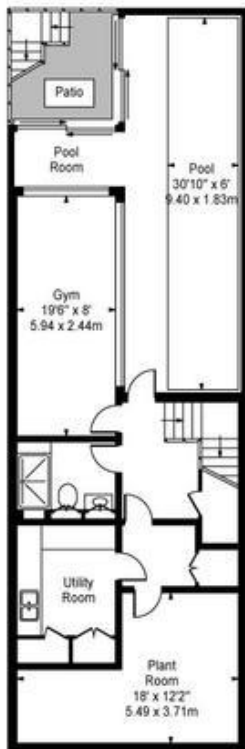
First Floor



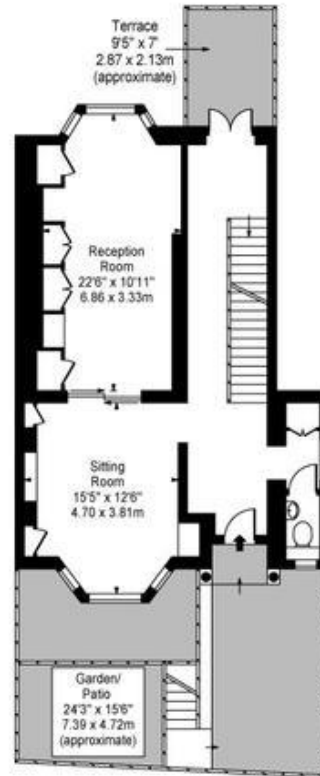
Second Floor



Lower Ground Floor



Basement Floor



Raised Ground Floor

Approx Gross Internal Area **4422 Sq Ft - 410.80 Sq M**  
(Excluding Restricted Height Area)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.35178

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.









