

# HEATH DRIVE

HAMPSTEAD • NW3





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**7,000 sq ft detached home with substantial entertaining spaces in a sought after location**

## Ground Floor

Drawing Room • Dining Room • Large Library with flexible space • TV Room • Kitchen

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## First Floor

Master Bedroom with en suite Bathroom and Dressing Room • Three Further Bedrooms (one with en suite Bathroom) • Family Bathroom

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## Second Floor

Three Bedrooms (one with en suite Bathroom) • Shower Room

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## Lower Ground Floor

Utility Room • Wine Cellar

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## Exterior

Two Driveways • Garage • Garden on all sides

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.









### **Heath Drive, Hampstead NW3**

This stunning, detached family home, ideal for entertaining, is presented in excellent condition with interiors by Sibyl Colefax & John Fowler and fitted kitchen by Woodstock.

The bright and spacious accommodation is predominantly arranged over three floors. The reception hall leads to the formal drawing room, dining room, TV room and kitchen/breakfast room.

From the kitchen/breakfast room there is a glass walk way leading to the modern library which is flooded with natural light and opens directly onto the south facing gardens.

On the first floor there is the master bedroom with dressing room and en suite bathroom, guest bedroom with en suite that is 'Jack and Jill' to the landing, two further bedrooms and family bathroom.

On the second floor there are three bedrooms, one with en suite bathroom and a separate shower room.

A utility room, boiler room and wine cellar are located in the basement.

This family home sits surrounded by mature, landscaped gardens which include a large south west-facing lawn, a formal sunken garden and several al fresco dining and seating areas.

To the front of the house is a gated carriage drive providing ample off street parking. There is an additional separate driveway leading to the integral garage.

### **Situation**

Heath Drive is located within walking distance of Hampstead Village, the many local schools and transport links into Central London.





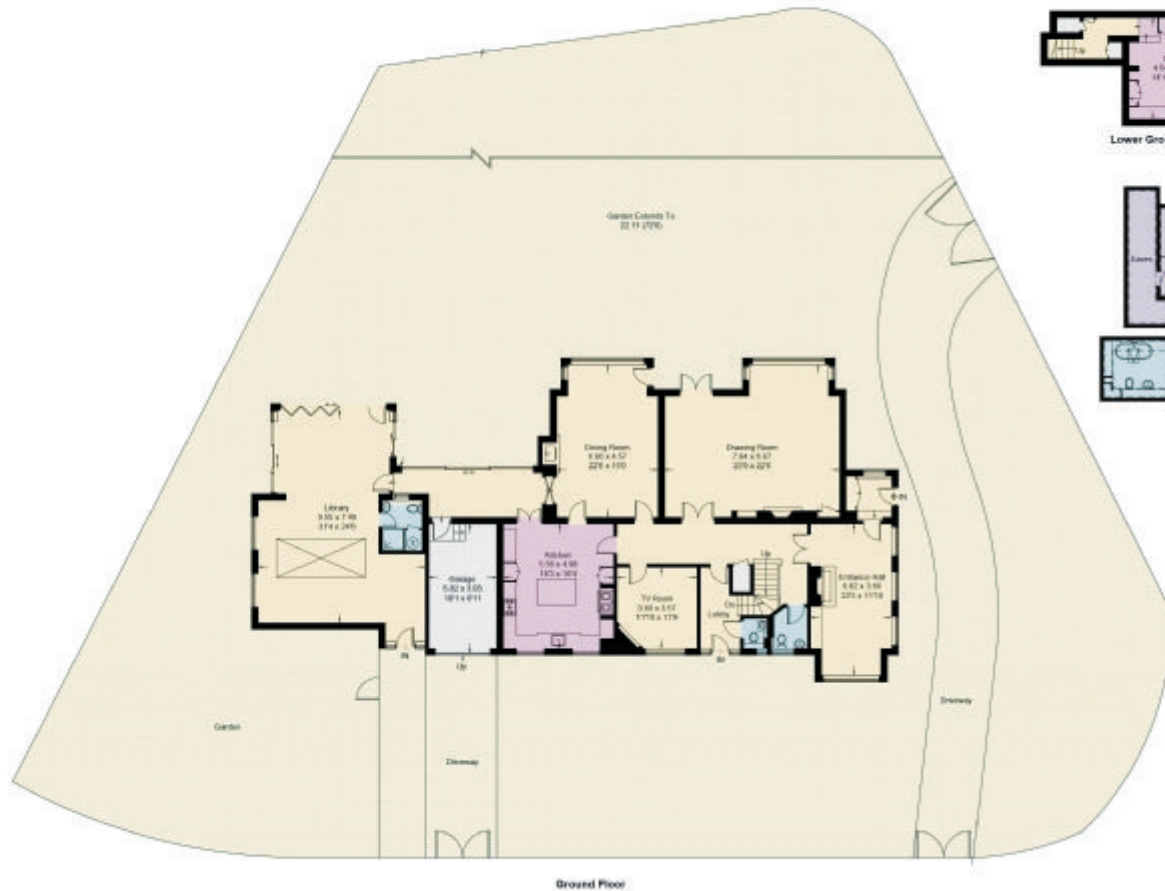






# Heath Drive, NW3

Approximate Gross Internal Area = 597.7 sq m / 6434 sq ft  
 (Including Garage / Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 58.4 sq m / 629 sq ft  
 Total = 656.1 sq m / 7063 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID440211)

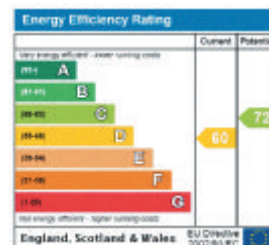


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