

NUTLEY TERRACE

HAMPSTEAD • NW3



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***Detached 6 bedroom house in Hampstead,
NW3***

Ground Floor

- Kitchen / Breakfast room • Dining room • Reception room • Study / Bedroom • Utility room • WC • Shower room • Garage • Garden

First Floor

- Master bedroom with en suite bathroom and balcony
 - Four further bedrooms one with balcony • WC
 - Shower room

Second Floor

- Reception room • Two further bedrooms • Storage

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.



NUTLEY TERRACE

A detached six bedroom family home, occupying a site of approximately 0.3acre.

This spacious home, is in need of modernisation and could be substantially extended to create a large detached house on one of the premier roads on the lower slopes of Hampstead. The house is within walking distance of Hampstead village, Belsize Park and the wonderful schools that surround.

The house further benefits off street parking for several vehicles and planning permission has been granted to demolish the existing and re build two houses of approx. 7,139 Sq Ft (663.5 Sq M) and 6,924 Sq Ft (643.5 Sq M).

This is a unique opportunity to either re develop a single detached dwelling, build out in alignment with the planning permission granted or alternatively to seek planning consent for multiple units.

Location Description

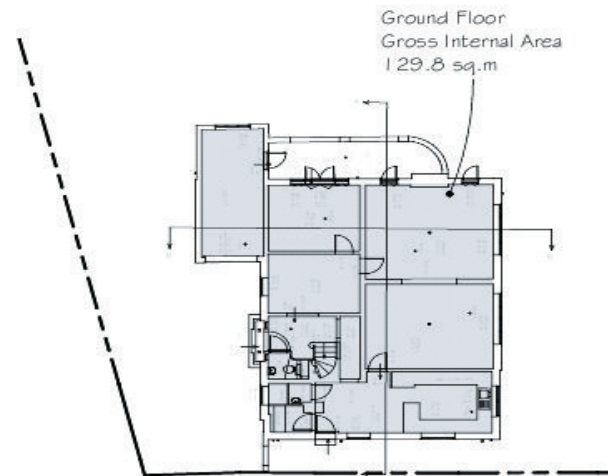
The area is highly sought after due to the superb schools and green open spaces nearby such as Hampstead Heath and Primrose Hill . Hampstead Village shops and transport are within 825m and Belsize Village is within 250m.

(All times and distances are approximate)

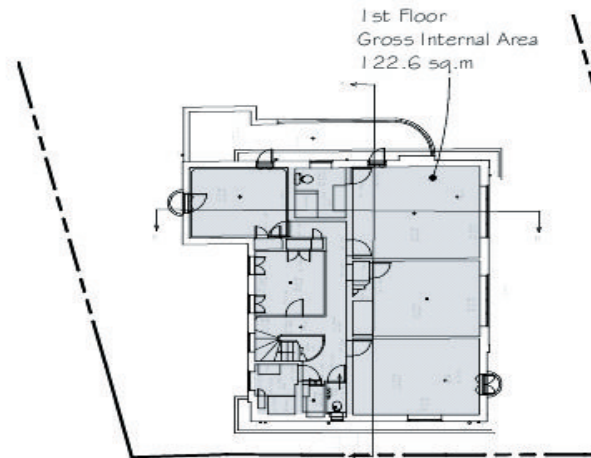


EXISTING HOUSE AREA SUMMARY (GROSS INTERNAL AREA)

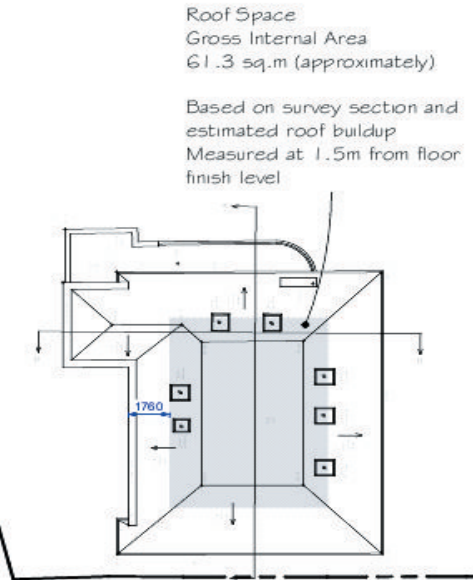
GROUND FLOOR	129.8 sq.m	(1,397 sq.ft)
1ST FLOOR	122.6 sq.m	(1,319 sq.ft)
ROOF LEVEL	61.3 sq.m	(660 sq.ft)
TOTAL	313.7 sq.m	(3,376 sq.ft)



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN

EXISTING HOUSE AREA SUMMARY



6 NUTLEY
TERRACE

PLANNING

AUGUST 2011

Scale: 1:100 @A1 / 1:200 @A3



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