



**21 Wildwood Road, Hampstead Garden Suburb, NW11**

**£2,500,000**

**richard  
james**

ESTATE AGENTS

T 020 8959 9191  
E [enquiries@richardjames.biz](mailto:enquiries@richardjames.biz)  
A 21 The Broadway | Mill Hill  
London | NW7 3DA

[richardjames.biz](http://richardjames.biz)













## Property Description

Offered for sale for the first time in over 40 years is this well maintained semi-detached family home with a plethora of original, set in this idyllic position adjacent to Hampstead Heath Extension,

Whilst well maintained the house would benefit from cosmetic upgrading. The accommodation, over 3 floors, 2507 sq ft/232.9 sq m, features 3 Reception Rooms, including a grand drawing room with a magnificent feature fireplace, with 2 sets of double French doors leading to the garden, Dining Room and a bright and airy Tv/Family Room with doors also leading to the Garden. Additionally, there is a well fitted Kitchen/Breakfast Room and guest Wc.

On the upper floors there are 4/5 Bedrooms including a very spacious Principal Bedroom suite with en-suite Bathroom and a large Dressing Room (or Bedroom5) 2 further Bathrooms and ample storage in the eaves.

Externally there is a delightful mature Garden which wraps around the house and offers seclusion and privacy.


Wildwood Road is a highly sought after road on the favoured south side of Hampstead Garden Suburb, close to popular local schools, Hampstead Golf Club and the trendy cafes of Temple Fortune.

## Key Features

- SEMI DETACHED FAMILY HOME
- THREE BATHROOMS (1 EN-SUITE)
- DRAWING ROOM
- TV/FAMILY ROOM
- WITHIN A STONE'S THROW OF THE HEATH EXTENSION
- FOUR/FIVE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- WRAP AROUND GARDEN

## Important Information

- **Price:** £2,500,000
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Location:** London

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





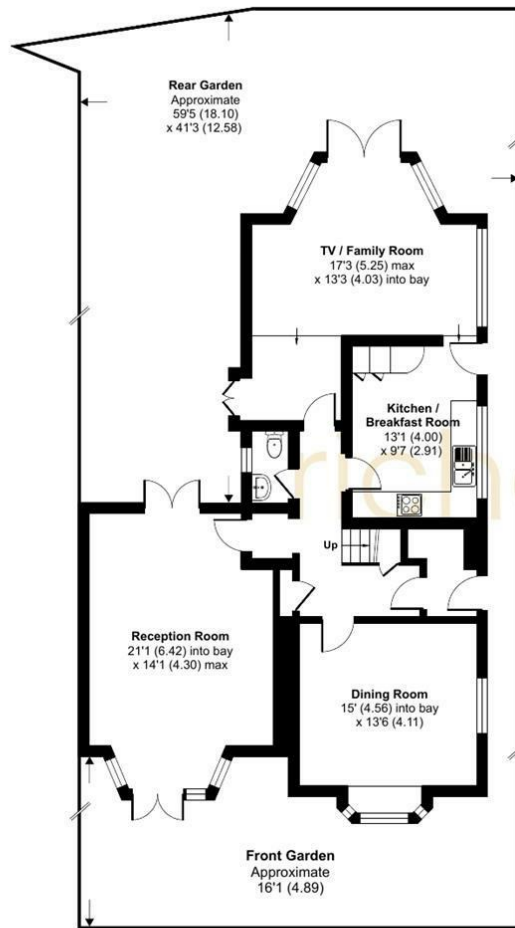




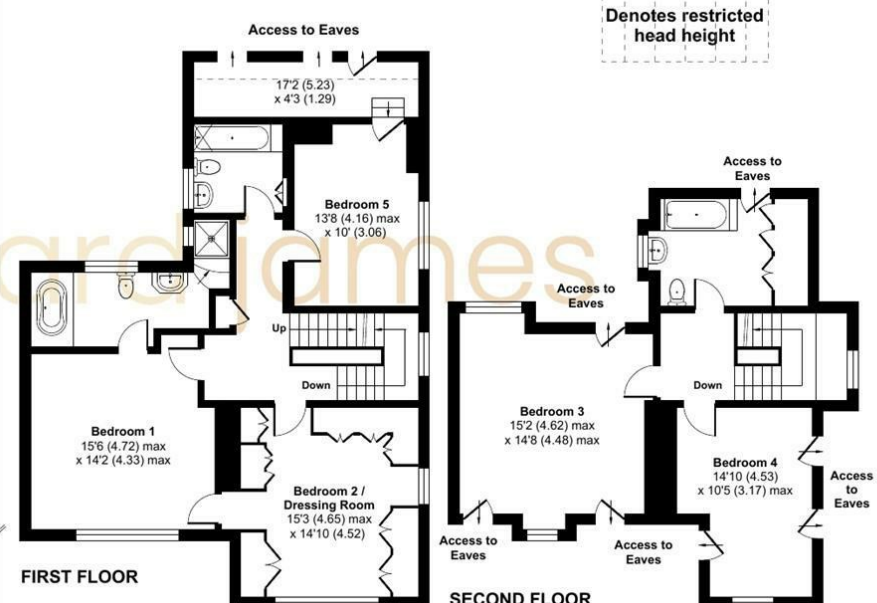








Approximate Area = 2507 sq ft / 232.9 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Total = 2539 sq ft / 235.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1131196

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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