

Perceval Avenue, London NW3

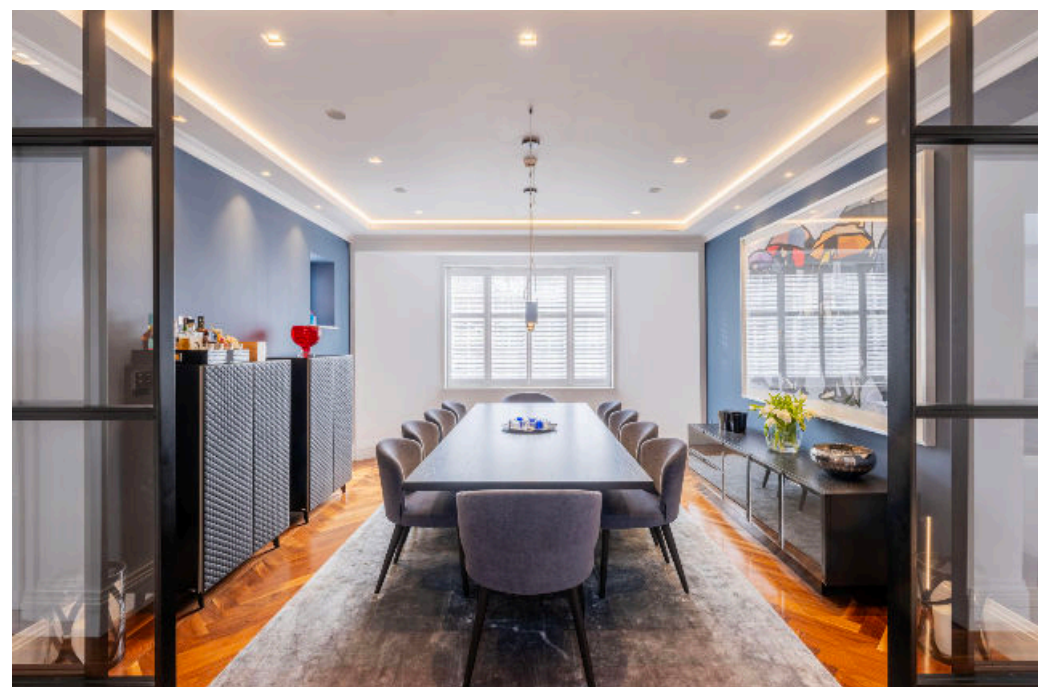
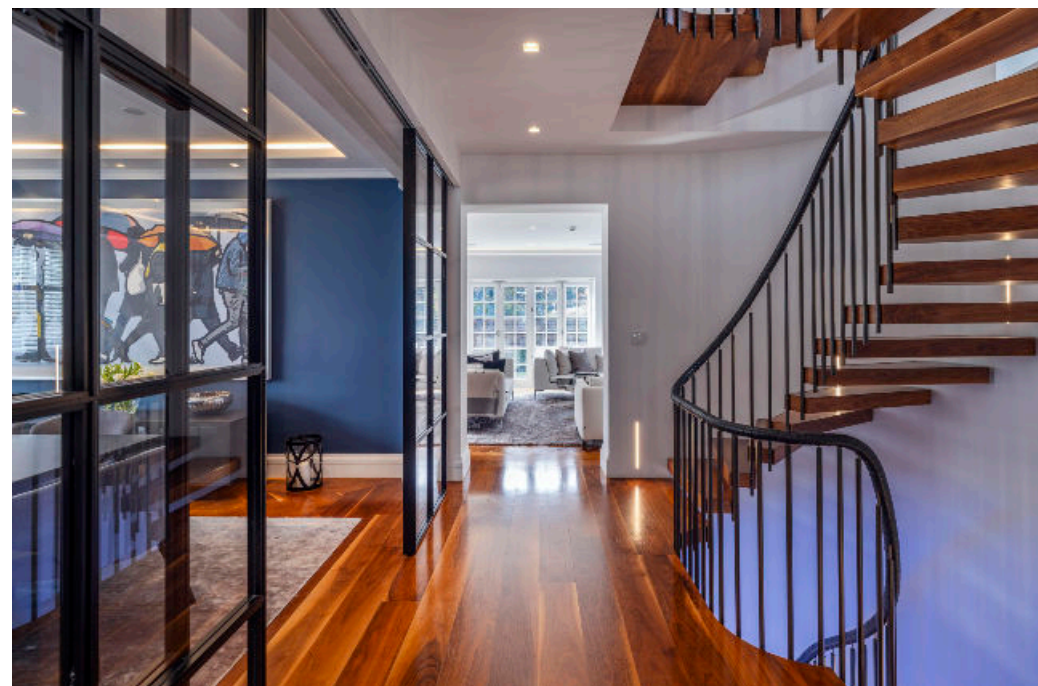




# Perceval Avenue, London NW3

A beautiful five bedroom, three bathroom detached house with a garden and off street parking, located on a premier road in Belsize Park. This lateral home has been meticulously remodelled and refurbished to a high specification by the current owners and offers contemporary interiors with fantastic natural light throughout.

This wonderful family home is set behind gates making it extremely private, whilst also having the convenience of being close to the amenities in Belsize Village and in Hampstead.



**Guide price:** £8,500,000

**Tenure:** Available freehold

**Local authority:** London Borough of Camden

**Council tax band:** H







On entering the house on the ground floor, you have impressive living accommodation with a modern and fully integrated high-end eat-in kitchen with bi-folding doors to the outside area as well as a more formal dining room and lounge area also with access to the garden. In addition, there is a guest W/C, utility room, storage cupboard and the garden wraps around the house providing different areas great for entertaining whilst children play.

On the floor below there is a generous sized media room, a stunning swimming pool with a sauna and a fifth double bedroom great for guests or nanny accommodation, also with the use of a bathroom. On the first floor, there is a terrific principal suite with a balcony off the bedroom, walk-in wardrobe and good sized bathroom. Also on this floor is a large bedroom currently set up as an office, family bathroom and additional guest W/C. On the second floor, there are two double bedrooms that would share a family bathroom. Further benefits include ample storage throughout and off street parking for two cars.

Perceval Avenue is a residential road conveniently located between Belsize Park and Hampstead. Belsize Park Underground Station (Northern Line) is 0.3 miles away, whilst Swiss Cottage Underground Station (Jubilee Line) is 0.6 miles away.











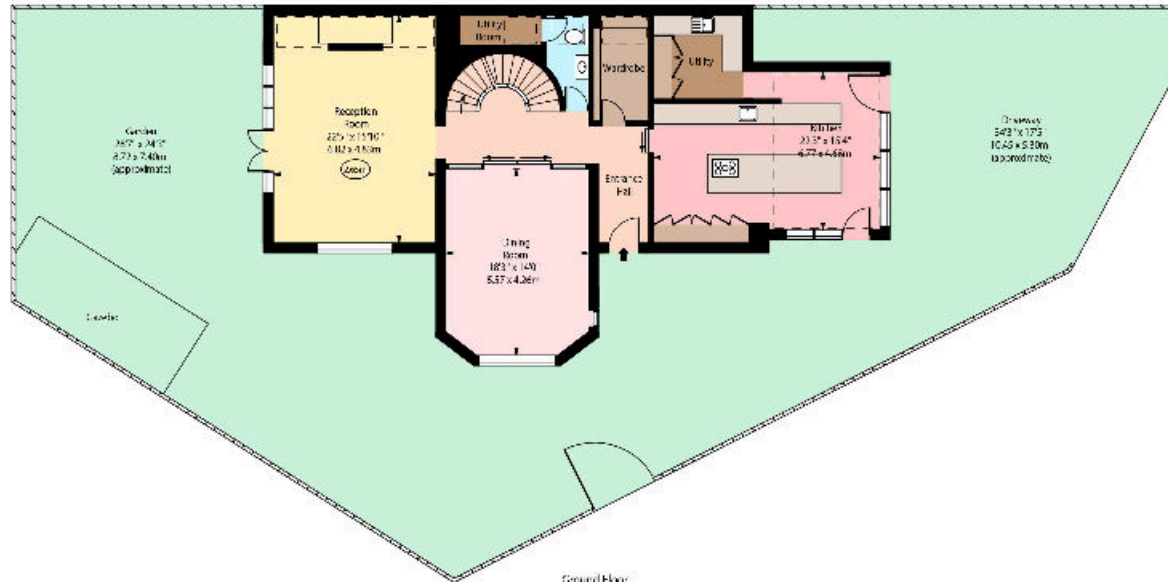










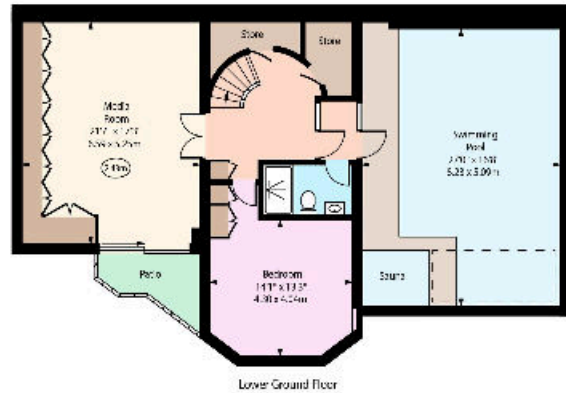


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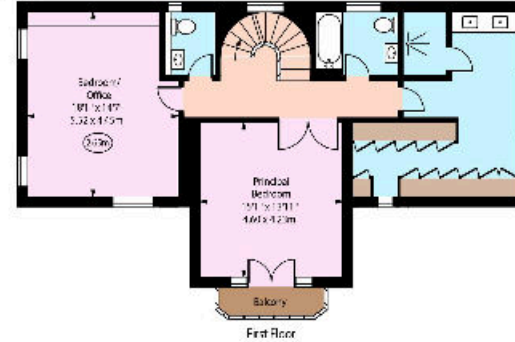


○ Ceiling Height

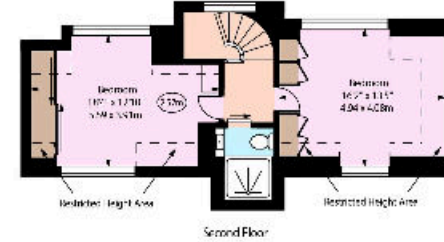
Ground Floor



Lower Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area 4220 Sq Ft - 392.04 Sq M  
 (Including Swimming Pool Area)  
 Approx. Floor Area Including Restricted Heights 4900 Sq Ft - 455.47 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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 Particulars dated April 2024. Photographs and videos dated April 2024.

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