



WILDWOOD RISE

HAMPSTEAD GARDEN SUBURB
LONDON NW11

WILDWOOD RISE

HAMPSTEAD GARDEN SUBURB
LONDON NW11

A RARE OPPORTUNITY TO PURCHASE A
BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
(332.86 SQ M / 3,583 SQ FT) SITUATED WITHIN THIS
EXCLUSIVE PRIVATE ROAD LOCATED JUST OFF
WILDWOOD ROAD LITERALLY ABUTTING THE
HEATH EXTENSION.



The property which sits on a tranquil 0.225 acre plot has been painstakingly and stylishly refurbished by the existing owners to an extremely high standard and provides outstanding family accommodation arranged over three floors only featuring multiple entertaining and leisure rooms on the ground floor, an exceptional principal bedroom suite on the first floor enjoying direct access to a large (undemised) terrace, a vaulted studio room/suite on the top floor, a beautifully landscaped south-east facing rear garden incorporating a large terrace and water feature in addition to ample private off-street parking.





















ACCOMMODATION

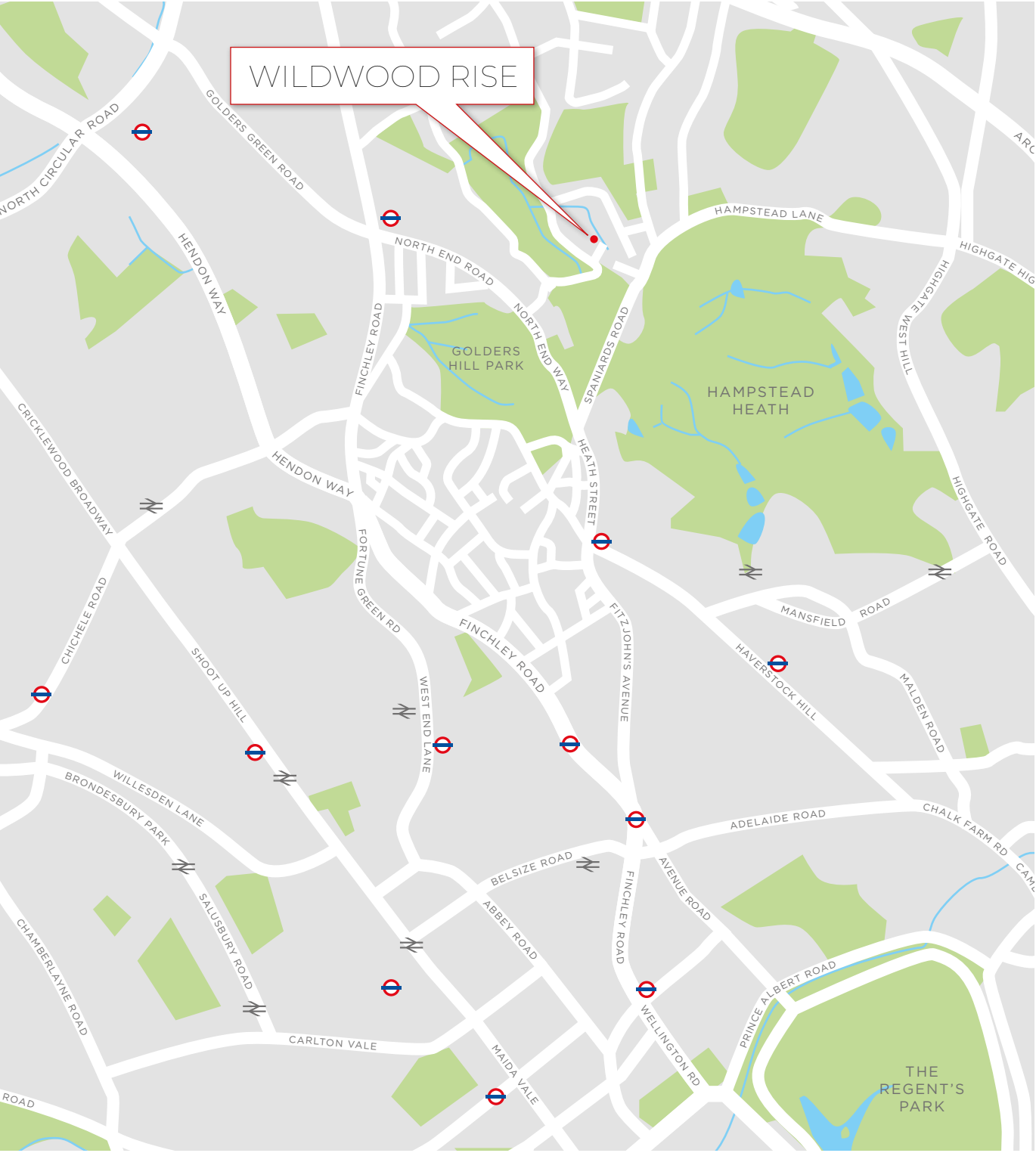
- Reception Hall
- Reception Room
- Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Study
- Pilates Studio/Gymnasium
- Guest Cloakroom
- Principal Bedroom with En-Suite Dressing Room, Bathroom & Access to Large Terrace
- 4 Further Bedrooms
- 2 Further Bathrooms (1 En-Suite)
- Shower Room (En-Suite)

AMENITIES

- Off-Street Parking for 2 Cars
- Beautifully Lanscaped South-East Facing Rear Garden Incorporating Large Terrace & Water Feature
- Garden Shed
- First Floor Balcony







Wildwood Rise is widely regarded as one of the most desirable locations in Hampstead Garden Suburb and is located less than 0.5 of a mile from the vast open spaces of both Kenwood and Hampstead Heath and less than 1.5 miles from Hampstead Village and the numerous exceptional local schools including Highgate, Henrietta Barnett School, The King Alfred School and University College School.





SECOND FLOOR



FIRST FLOOR

WILDWOOD RISE, NW1
 Approximate Gross Internal Area
 332.86 sq m / 3,583 sq ft
 (Including Eaves Storage & Restricted Height Under 1.5m)
 Eaves Storage & Restricted Height Under 1.5m
 4.83 sq m / 52 sq ft

Key :
CH - Ceiling Height



GROUND FLOOR

TENURE: LEASEHOLD 999 YEARS FROM 24 JUNE 1907
THUS 882 YEARS UNEXPIRED (ENFRANCHISABLE)

THE FREEHOLD CAN BE PURCHASED FROM THE HAMPSTEAD GARDEN SUBURB TRUST
FOR £10,000 PLUS ASSOCIATED LEGAL COSTS FOR BOTH PARTIES

GROUND RENT: £23 PER ANNUM

COUNCIL TAX: BAND H (LONDON BOROUGH OF BARNET)

EPC: D

ASKING PRICE: £5,650,000

JOINT SOLE SELLING AGENT



IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.