



Wellgarth Road, NW11

This beautifully restored and extended Arts and Crafts-style townhouse offers a rare opportunity to live in a spacious, luxury home in a highly sought-after turning. Originally developed 15 years ago by the acclaimed developer Harrison Varma, the property offers nearly 5,000 sqft of versatile living space, featuring 5 bedrooms and 5 bathrooms across three floors.

Located in a quiet turning, the house is set back from the road and behind secure gates, offering parking for up to 2/3 cars. Its close proximity to the serene Heath Extension and Golders Hill Park adds to its appeal, making it ideal for those who enjoy both tranquility and easy access to amenities.

The ground floor is designed for family living and entertainment, with a large lounge and dining room that opens to a south-facing patio garden via bi-folding doors. The 35' x 32' luxury kitchen, complete with Gaggenau appliances, serves as the heart of the home and is complemented by a family dining area. The floor also includes a utility room, cinema/games room, a bedroom with an en-suite shower, and a housekeeper's room with its own entrance and en-suite bathroom.

On the first floor, the expansive principal suite spans the entire level and features dual dressing rooms, an en-suite bathroom, and a separate shower room. The second floor features two additional double bedrooms, each with its own en-suite bathroom, offering comfort and privacy for family or guests.

Modern luxury touches throughout the home include a sound system, cinema room, and top-of-the-line appliances. The convenient location, with easy access to the amenities of Golders Green and its underground station, further enhances the appeal of this exceptional family home.

ENTRANCE HALL: RECEPTION ROOM: KITCHEN/DINING ROOM: UTILITY ROOM: PRINCIPAL BEDROOM WITH HIS AND HERS DRESSING ROOM AND EN SUITE BATHROOMS: 4 FURTHER BEDROOMS ALL WITH EN SUITES: GUEST WC: CINEMA/GAMES ROOM/BAR: OFF-STREET PARKING: REAR LANDSCAPED GARDEN

Guide Price £5,000,000



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

