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HAMPSTEAD WAY NW11



FREEHOLD. JOINT AGENT.

£6,250,000.

ENTRANCE HALL: 2 RECEPTION ROOMS: KITCHEN: DINING ROOM:

KITCHEN: UTILITY ROOM: GUEST WC: PRINCIPAL BEDROOM WITH

DRESSING ROOM AND 2 EN SUITE BATHROOMS: 4 FURTHER

BEDROOMS ALL WITH EN SUITES: SUMMER HOUSE: GARAGE:

OFF-STREET PARKING: REAR LANDSCAPED GARDEN





A superb detached Hampstead Garden Suburb family home backing directly onto (with direct access) The Heath Extension. This exceptional property has been extensively refurbished, benefiting from a modern high specification including fully automated systems, whilst retaining, restoring and refitting all the original antique features that present the charm and character of this historical landmark property.

The property enjoys a selection of generous proportioned entertaining spaces, including a double reception room, family room, dining room, spacious kitchen breakfast room and a central entrance hall drawing room. Offering flexible accommodation throughout, comprising of; Principal bedroom suite with dressing room and two ensuite bathrooms. A further four bedrooms, four ensuite bathrooms, guest cloakroom & utility room.



A double-length garage, electric gated off-street parking, a stunning manicured rear & side garden and a special self-contained two-floored summer house/office.

Hampstead Garden Suburb is renowned for its cultural heritage, enjoying access to elite schools, fine dining and a vibrant community life. No. 6

Hampstead Way is ideally located directly adjacent to Hampstead Heath

Extension and is in close proximity to Kenwood, Hampstead Village & Highgate

Village and within easy access to the vibrant heart of London.







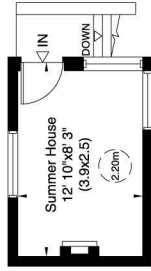
Hampstead Way, NW11

Approximate Gross Internal Area

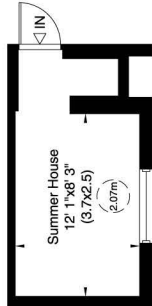
450 sq m/ 4843 sq ft Including Under 1.5m, loft, Garage and Summer House

328 sq m/ 3527 sq ft Excluding Under 1.5m, Loft, Garage and Summer House

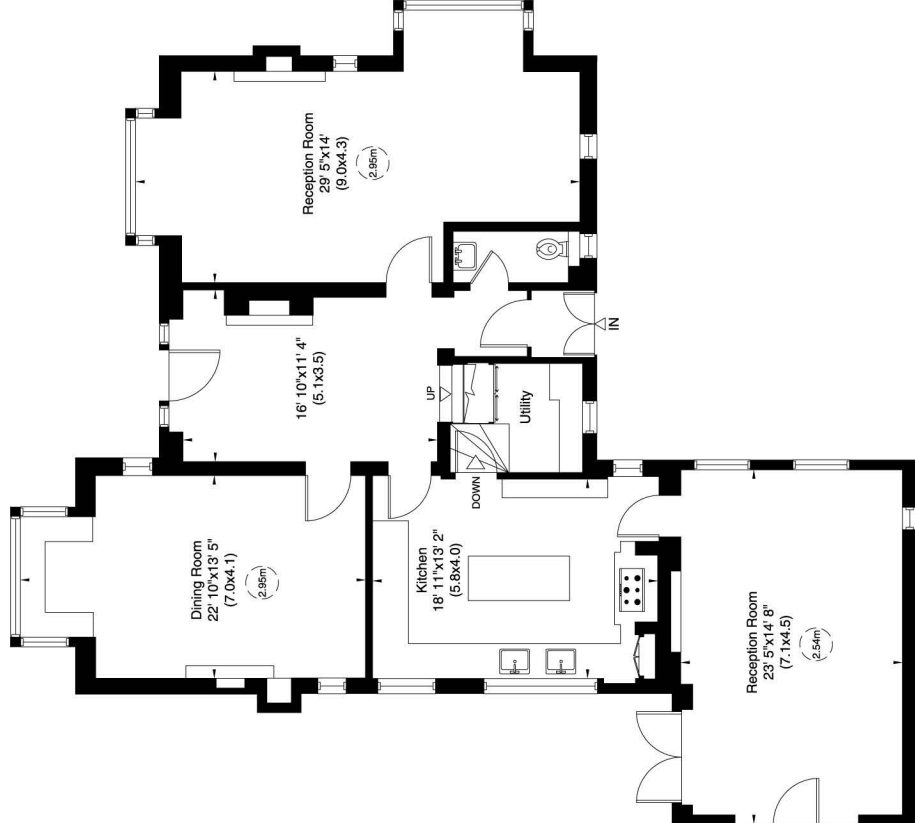
Not to Scale, for identification only



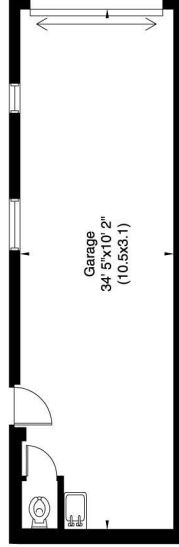
First Floor



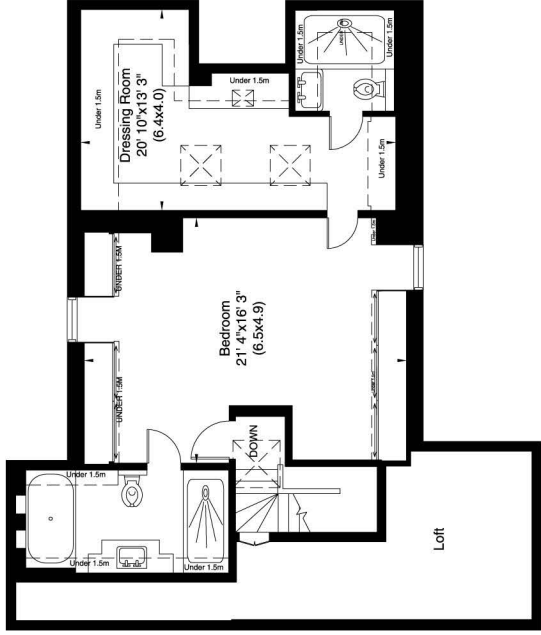
Ground Floor



Ground Floor



Ground Floor



Second Floor



First Floor

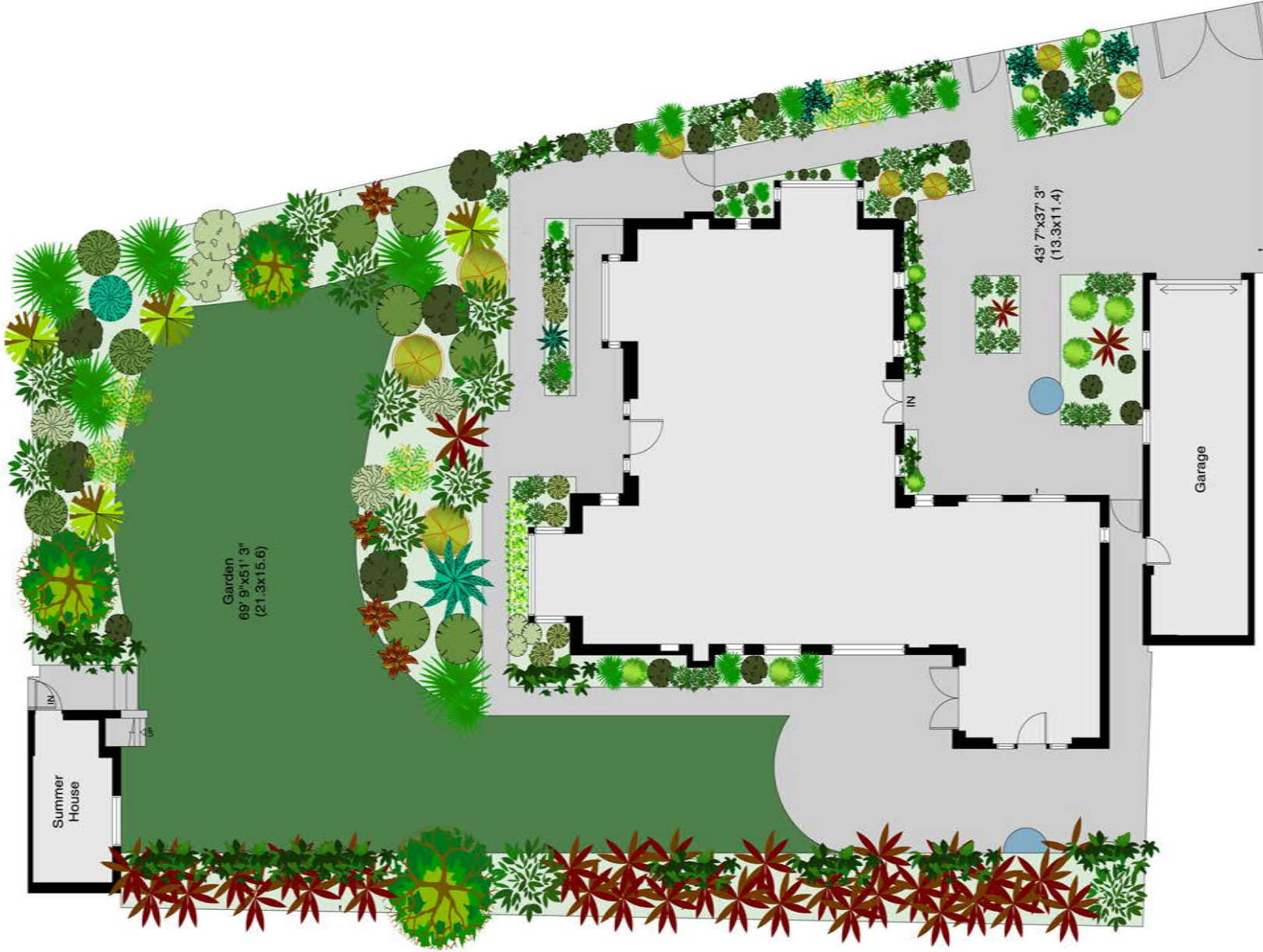


For guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Hampstead Way, NW11

Approximate Site Plan
0.2156566 Acre (approx.)

Not to Scale, for identification only



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IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers must rely however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.