



NETHERHALL GARDENS

HAMPSTEAD, NW3

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An exceptional six bedroom semi-detached family house that has been extended and had a total 'back to brick refurbishment' by the current owners to an exacting standard. The house benefits from having, Lutron lighting, a beautiful Binova Italian kitchen with Gaggenau appliances, luxurious bathrooms and Sonos with sonance ceiling speakers.

This wonderful non basement house offers the most amazing 60' through reception room/tv room/kitchen dining room on the ground floor that can be sectioned off into separate areas for more intimate spaces or opened up to create the most spectacular entertaining area.

There is a generous principal suite on the first floor with a large bedroom, dressing room and a luxurious en suite bathroom, an office and large utility room. Five further bedrooms are arranged over the top two floors, one is en suite and there is an additional family bathroom and a shower room.

The property also benefits from having a large Mark Enright designed garden that extends to over 80' which is rare for a house in such a central location and features a large patio area with a fitted FireMagic mains supplied BBQ, a large level lawn with children's play area and a detached Garden Studio/Gym/Office with full WIFI, underfloor heating, WC and shower. There is off street parking for 2 cars and the house has 3 phase power, suitable for fast vehicle charging (no charger installed).









The house is conveniently located within walking distance of The Village, and majority of the best local schools and numerous transport links at Hampstead, Finchley Road and Swiss Cottage.

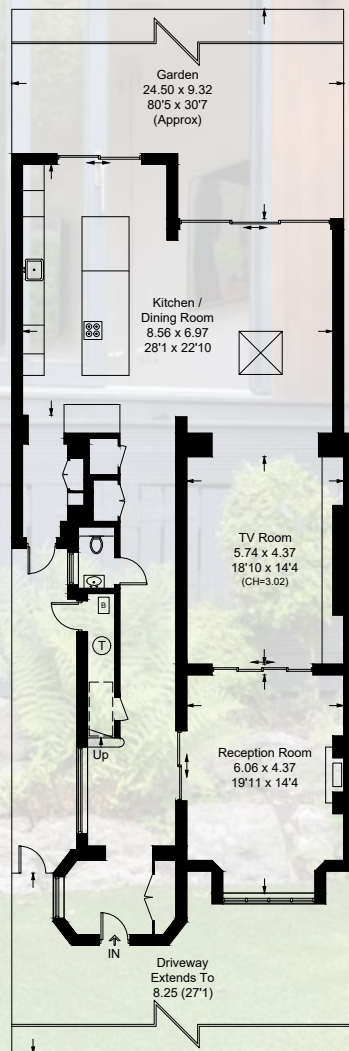
On a historical note, the house adorns a commemorative plaque to the once residing Philanthropist, Publisher and Social Reformer, John Passmore Edwards, 1823 - 1911 who was known as 'the most generous late Victorian benefactor extraordinary' for establishing over 70 major public buildings from his donations.

APPROXIMATE GROSS INTERNAL AREA
405.9 SQ_M (4,369 SQ_FT)

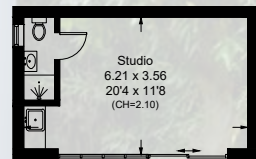
OUTBUILDING 23.3 SQ_M (251 SQ_FT)

TOTAL 429.2 SQ_M (4,620 SQ_FT)

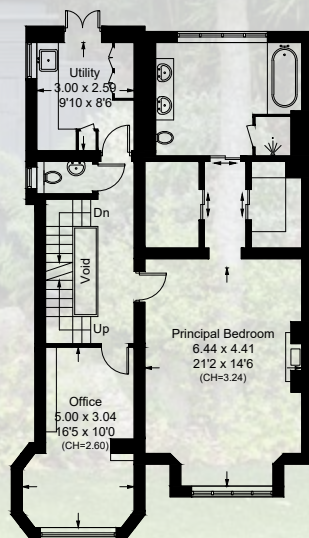
INCLUDING LIMITED USE AREA (9.7 SQ_M / 104 SQ_FT) & EXCLUDING VOIDS



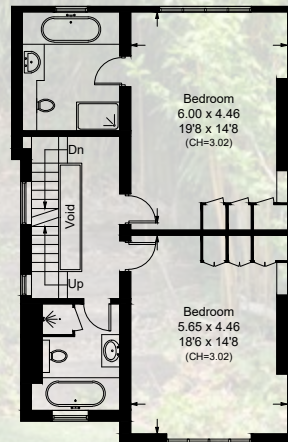
Ground Floor



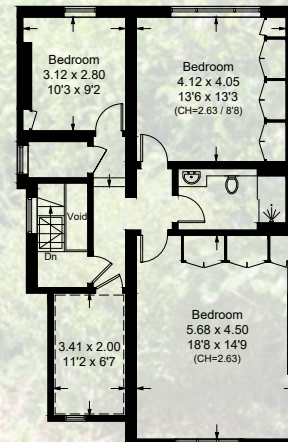
(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



Third Floor



Reduce head height below 1.5m



ACCOMMODATION & AMENITIES

SPACIOUS ENTRANCE HALL • 19' DRAWING ROOM
TV ROOM • LUXURIOUS 28' X 22.10' KITCHEN/DINING ROOM
PANTRY • GUEST WC • PRINCIPAL SUITE WITH DRESSING
ROOM AND EN SUITE BATHROOM • OFFICE/ COT ROOM •
FIRST FLOOR CLOAKROOM • 5 FURTHER BEDROOMS (1 EN
SUITE) • FAMILY BATHROOM • SHOWER ROOM • UTILITY
ROOM • ADDITIONAL STORAGE • 80' REAR GARDEN AND
PATIO • DETACHED GARDEN STUDIO/OFFICE • OFF STREET
PARKING FOR TWO CARS • RESIDENTS PARKING ZONE

GUIDE PRICE £8,250,000

FREEHOLD

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