



REDINGTON ROAD, HAMPSTEAD, NW3



A striking four/five-bedroom detached modern house constructed in 2009 by the current owners, which comprises approximately 6138 square feet (570 square metres) of contemporary design, located at The Village end of one of Hampstead's most prestigious roads.

Set securely back from the road behind gates, the house, which is arranged over four floors, provides extensive entertaining space over the ground and garden levels.

The garden level offers a vast open plan living/kitchen/family space with access to an additional bedroom, separate shower room and the indoor swimming pool. An area that encompasses approximately 2,500 square feet. The living space also leads directly out to the patio and garden and access to the integral garage which is located at street level.

The expansive ground floor provides a grand double aspect reception room, study, guest WC and impressive entrance lobby. Whilst three large bedrooms and three bathrooms occupies the first floor.

On the top floor, there is a particularly bright and spacious principal suite with en-suite dressing room, large bathroom and a secluded roof terrace.

The house was completed to a particularly high specification and provides a smart system, air conditioning, underfloor heating and many other eco and noteworthy features.

GUIDE PRICE £11,000,000

SOLE AGENT

FREEHOLD

ACCOMMODATION COMPRISES

- * RECEPTION HALL * L SHAPED RECEPTION ROOM * SPECTACULAR KITCHEN/FAMILY/DINING/PLAY AREA *
- * FULLY EQUIPPED POGGENPOHL KITCHEN WITH GAGGENAU APPLIANCES * CINEMA/FAMILY ROOM/GYM *
- * INDOOR SWIMMING POOL * PRINCIPAL BEDROOM SUITE WITH EN-SUITE BATHROOM AND DRESSING AREA
- * THREE FURTHER BEDROOMS (TWO EN-SUITE), * STUDY/BEDROOM FIVE * FAMILY BATHROOM * SHOWER ROOM *
- * GUEST CLOAKROOM * POGGENPOHL UTILITY ROOM AND PLANT ROOM * INTEGRAL GARAGE *
- * GATED OFF-STREET PARKING * SECLUDED REAR GARDEN * RESIDENTS PARKING * EER: 75C

TECHNICAL SPECIFICATION

- * ADAPT SMART HOME SYSTEM * INTEGRATED MUSIC SYSTEM, * AIR CONDITIONING * UNDERFLOOR HEATING *
- * ELECTRIC BLINDS, * SOLAR POWER * RECYCLED RAINWATER, * GREEN SEDUM ROOF * SILVERLOX SECURITY DOORS *
- INTEGRATED MUSIC/DVD SYSTEM, * CCTV

PLANNING

PLANNING PERMISSION WAS OBTAINED IN 2014 FROM CAMDEN COUNCIL TO ERECT A 1ST FLOOR SIDE EXTENSION TO PROVIDE AN ENSUITE FOR ONE OF THE BEDROOMS APPLICATION REFERENCE IS 2014/3214/P. A FURTHER APPLICATION WAS CONSENTED FOR THE ERECTION OF A SECOND STOREY EXTENSION WHICH WOULD PROVIDE AN ADDITIONAL SUITE ON THE TOP FLOOR APPLICATION REFERENCE: 2014/5164/P – THE VENDORS HAVE ADVISED THAT THESE WERE PARTIALLY IMPLEMENTED AND AN INGOING PURCHASER COULD COMPLETE THESE WORKS.



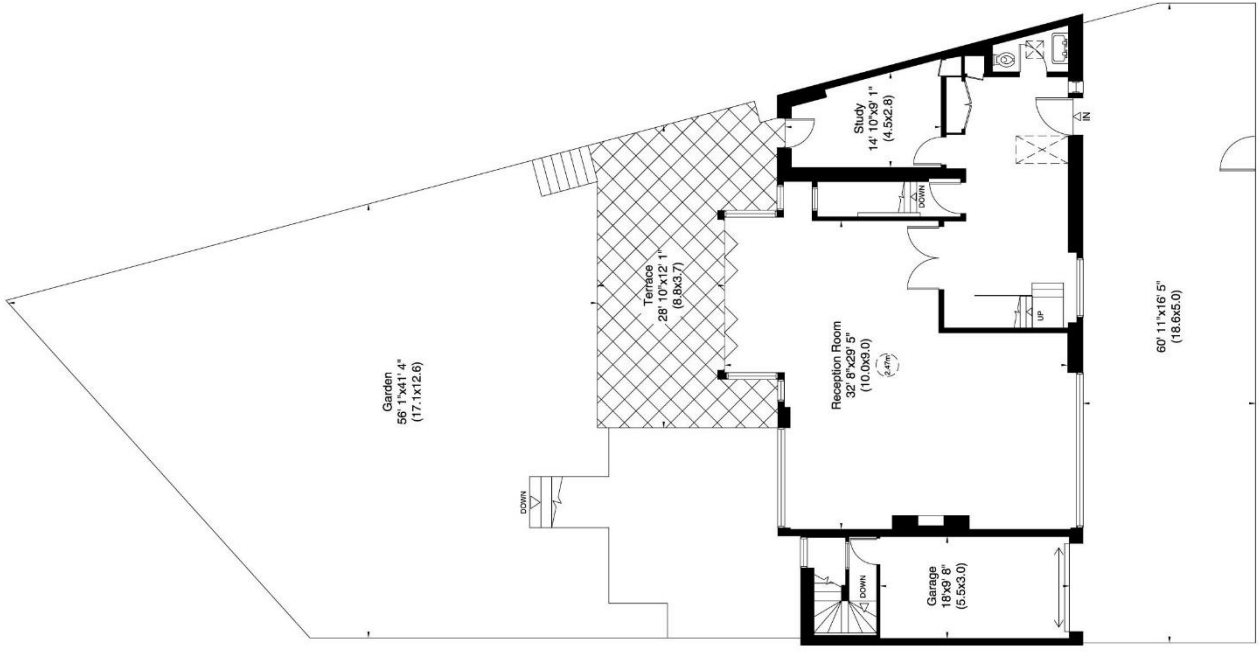
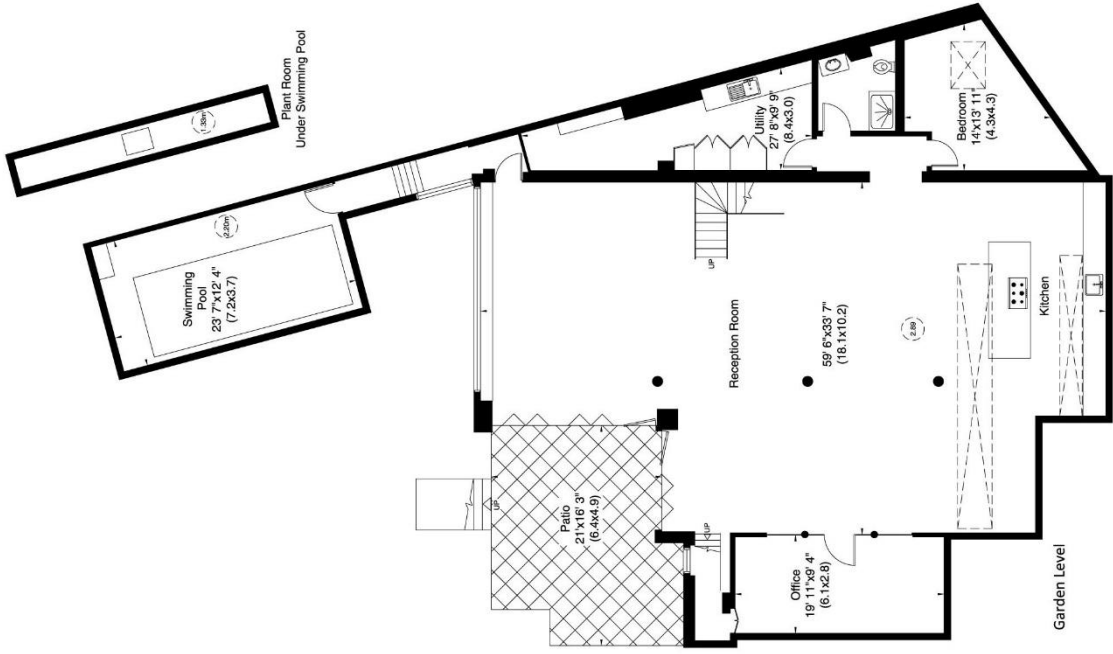




14A Redington Road, NW3

Approximate Gross Internal Area
570 sq m / 6138 sq ft including Garage and Plant Room

Not to Scale, for identification only



Ground Floor



All measurements and areas are approximate only and must not be relied upon as a statement of fact. For addresses only and must not be relied upon as a statement of fact. For addresses only and must not be relied upon as a statement of fact. For addresses only and must not be relied upon as a statement of fact.







