



KIDDERPORE GARDENS **HAMPSTEAD, NW3**



A stunning semi-detached five-bedroom period house comprising approximately 4574 square feet, with a voluminous contemporary interior, having been extended and refurbished extensively by the current owners in the last 10 years, to an exceptionally high standard. The house is immaculately presented throughout and the attention to detail is flawless in its design and with the level of finish.

Accessed at ground floor, the generous entrance hall leads to a calm, warm and inviting open plan space which encompasses an expansive triple length 'L' shaped reception room and a spacious and comprehensively appointed kitchen. All of which lead out on to the landscaped garden, which features a raised sun-drenched terrace.

On the entire first floor, an indulgent principal suite has been carved out to provide a bedroom, two dressing rooms, bathroom and a private study, which could be split into two suites. There are two additional bedroom suites on the floor above.

On the lower floor, an expansive basement has been created which provides two further bedrooms with ensuites, a fantastic family/media room which links into an incredible playroom/gym, with an additional staircase extending back up to the ground floor. There is also a generous utility/laundry room, guest WC and separate entrance.

Kidderpore Gardens is a charming avenue conveniently located withing 0.5 mile of the open space of Hampstead Heath, only 0.8 miles from Hampstead Underground Station and within 0.7 miles from Finchley Road and Froggnal Overground Station.

GUIDE PRICE £6,295,000

SOLE AGENT

FREEHOLD

ACCOMMODATION & AMENITIES

GRAND ENTRANCE HALL, 'L'SHAPED TRIPLE RECEPTION ROOM, KITCHEN, GUEST WC, PRINCIPAL SUITE WITH BEDROOM, TWO DRESSING ROOMS, BATHROOM & PRIVATE STUDY, FOUR FURTHER DOUBLE BEDROOM SUITES, FAMILY/MEDIA ROOM, PLAYROOM/GYM, LARGE LAUNDRY ROOM, PLANT ROOM, PARTIAL AIR CONDITIONING, REAR GARDEN WITH RAISED TERRACE, ELECTRIC CAR CHARGING POINT, RESIDENT PARKING, COUNCIL TAX: BAND H, EPC RATING: TBC







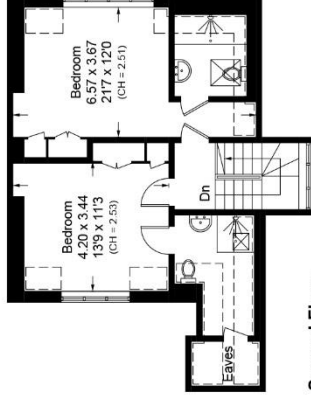
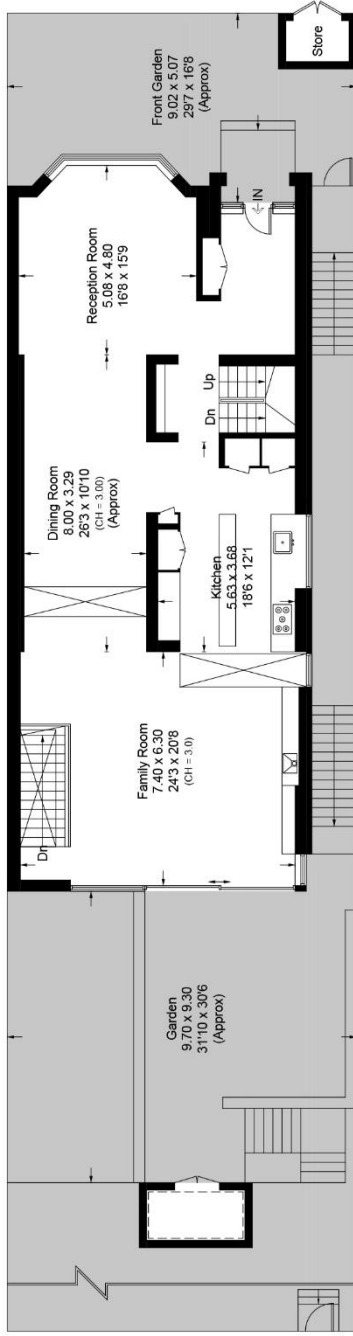


Kidderpore Gardens, NW3

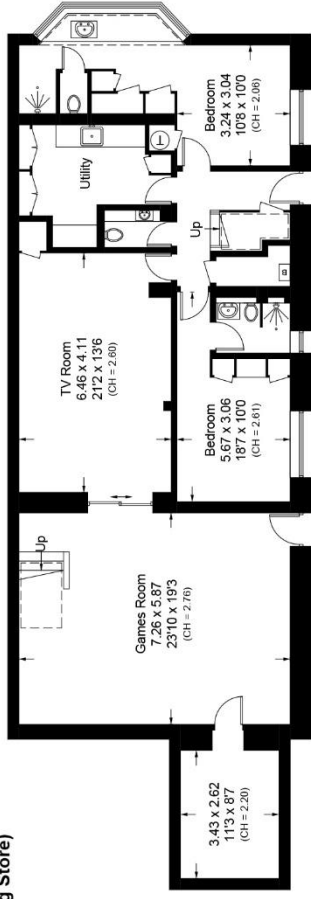
Approximate Area = 424.9 sq m / 4574 sq ft
 Store & External Cupboard = 5.4 sq m / 58 sq ft

Total = 430.3 sq m / 4632 sq ft

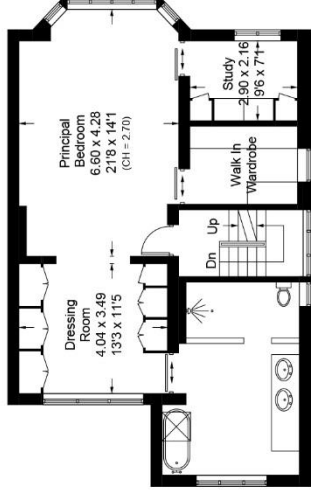
Including Limited Use Area (15.4 sq m / 166 sq ft) and Eaves



Ground Floor
 Approximate Area
 139.3 sq m / 1499 sq ft (Excluding Store)



□ Reduced head height below 1.5m



First Floor
 Approximate Area
 83.7 sq m / 901 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







