



MOUNT COTTAGE
NETHERHALL GARDENS, HAMPSTEAD, NW3



Set back from the road behind a beautiful, newly landscaped, south facing front garden is this charming three storey double fronted semi-detached house arranged over ground, first and lower ground floor, comprising approximately 2334 square feet (216 sq. m.). The property is offered in immaculate condition having just undergone an extensive and comprehensive renovation.

Accessed through a discreet gate, this incredibly bright home provides a spacious open plan reception room, dining room and kitchen on the ground floor, along with a separate guest cloakroom and ample storage with a beautiful principal suite with vaulted ceilings, two further bedrooms and a family bathroom on the first floor. The newly constructed lower floor offers a fourth bedroom with ensuite, plus a expansive family room/bedroom five with an ensuite shower room, a large utility room and a further reception area which would be ideal as a study/gym.

Netherhall Gardens, located between Hampstead Village and the Finchley Road, provides easy access to the extensive transport facilities, (Jubilee, Metropolitan, Overground and Northern Lines plus numerous bus routes, as well as being well placed within walking distance of the multitude of excellent local schools.

ACCOMMODATION AND AMENITIES

ENTRANCE HALL, GUEST WC, COAT CUPBOARDS, KITCHEN, DINING AREA, RECEPTION ROOM, PRINCIPLE BEDROOM WITH ENSUITE BATHROOM, THREE FURTHER BEDROOMS, TWO BATHROOMS (1 ENSUITE), FAMILY ROOM/POSSIBLE 5th BEDROOM WITH ENSUITE SHOWER ROOM, RECEPTION ROOM/GYM/STUDY, SOUTH FACING FRONT GARDEN, WATER BASED UNDERFLOOR HEATING, WATER BOOSTER, MVHR AIR CIRCULATION SYSTEM IN THE LOWER FLOOR, VIDEO ENTRYPHONE, ALARM, SEPARATE SIDE ACCESS, RESIDENTS PARKING CA-B, EER-TBC, COUNCIL TAX: BAND H

GUIDE PRICE £4,000,000

JOINT SOLE AGENT

FREEHOLD









Netherhall Gardens, NW3

Approximate gross internal area

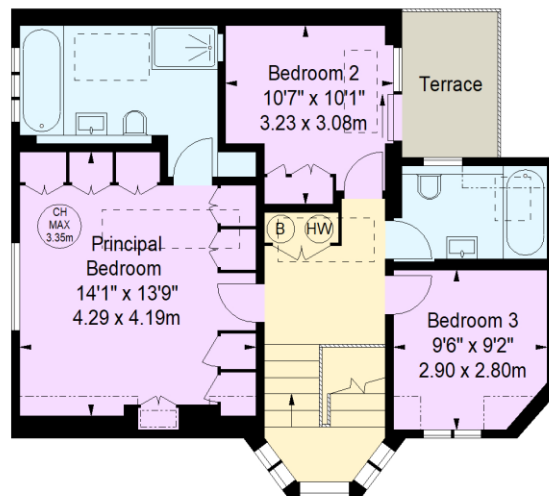
2,304 sq ft / 214.04 sq m

(Excluding Restricted Height Under 1.5m)

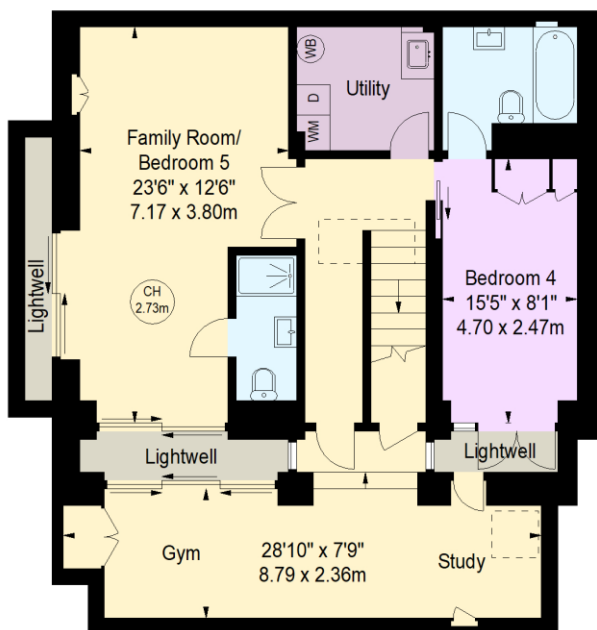
2,334 sq ft / 216.83 sq m

(Including Restricted Height Under 1.5m)

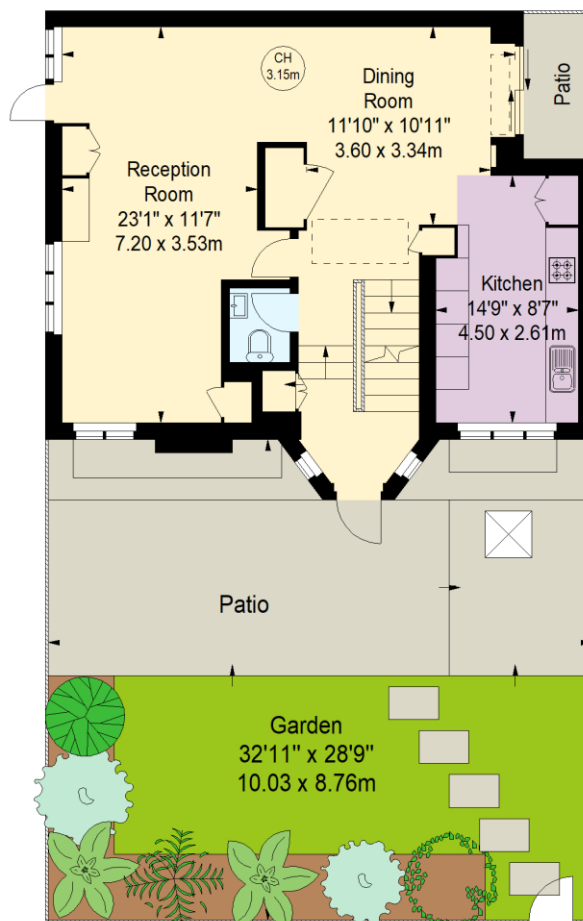
Key :
CH - Ceiling Height



First Floor



Lower Ground Floor



Ground Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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