



EAST HEATH ROAD

HAMPSTEAD, NW3



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An exquisite Grade II listed town house forming one of a pair of Stucco fronted gabled Villas in this enviable location facing Hampstead Heath. This charming Victorian home is set behind a secure frontage has been completely renovated in recent years abuts and enjoys uninterrupted views over the vast expanses of Hampstead Heath and is located near the junction of Squires Mount and Vale of Health. The breathtaking vista of the Heath greets you every day and is unrivalled by few. Both Hampstead High Street and Underground and Hampstead Heath Station are close by.

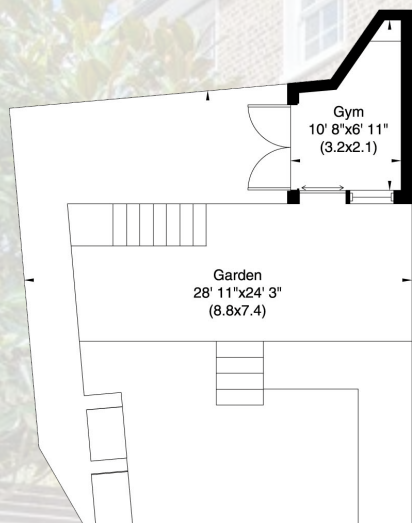
The house features, two beautiful ornate reception rooms on the raised ground floor with a plethora of original features and an abundance of natural light. Access is provided to the garden from the lower level via floor to ceiling glazed pocket doors from an elegant family area which is set off by a bespoke kitchen/breakfast room. The principal suite covers the entire top floor and features a double volume bedroom with exposed rafters, feature exposed brick wall with a fire stove, a luxurious ensuite bathroom with a free standing bath and double wet room with separate w/c. There are three further bedrooms on the first floor and a family shower room. In addition this exceptional property has a 'Zen' inspired garden with a lower patio with a large seating area and BBQ, external lighting and audio with steps up to a raised garden area with a detached gym/office. The house also has a secure front garden, residents parking and a large single lock up garage could possibly be bought by separate negotiation.



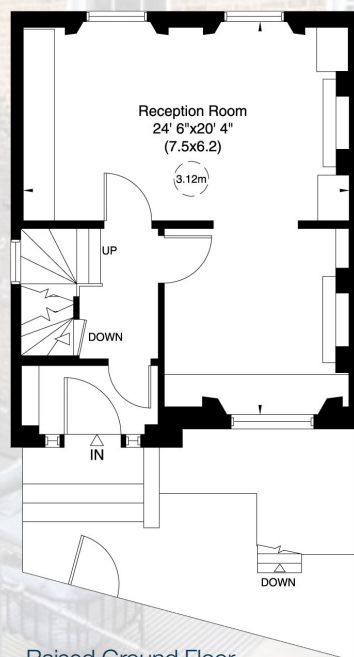




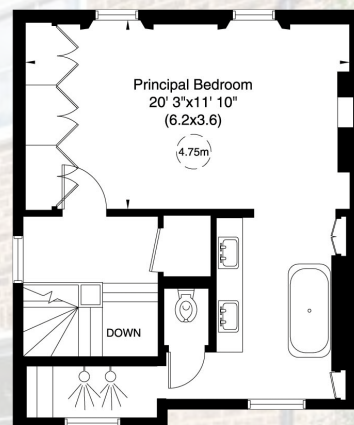
APPROXIMATE GROSS INTERNAL AREA
194 SQ.M (2,089 SQ.FT) INCLUDING GYM
189 SQ.M (2,035 SQ.FT) EXCLUDING GYM



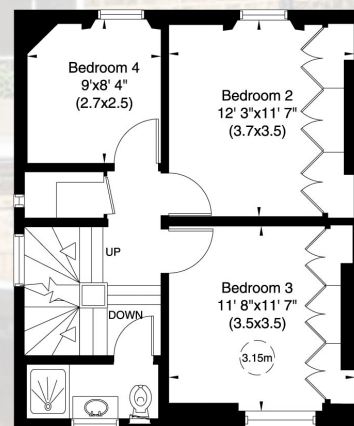
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor



ACCOMMODATION & AMENITIES

ENTRANCE VESTIBULE • ENTRANCE HALL • DRAWING ROOM • FAMILY ROOM • KITCHEN/BREAKFAST ROOM
GARDEN/DINING ROOM • GUEST CLOAKROOM • UTILITY ROOM • PRINCIPLE BEDROOM WITH EN SUITE AND EXPOSED BEAMS • THREE FURTHER BEDROOMS • FAMILY SHOWER ROOM • EXTENSIVE STORAGE • GARDEN STUDIO
WALLED SOUTH FACING GARDEN • SECURE FRONT GARDEN • RESIDENTS PERMIT PARKING • EER 58D

PRICE ON APPLICATION

FREEHOLD

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