



## Arco Walk, The Arches, NW5 £1,600,000

This unique house comprises three double bedrooms with an additional study/fourth bedroom, three bathrooms, a kitchen with a separate utility room and a large reception room which flows seamlessly out to the terraced garden and garden room - a perfect gym or play room. A key point to note, The garden room is complete with Islington Oak flooring, Underfloor heating and Electricity. Designed by award winning D'Haus Architects.

Offering the best of both worlds, The Arches is eight minutes' walk from Hampstead Heath with over 800 acres of wild parkland and lush meadows and boasting some of the most spectacular views in the city. The development is just a few moments walk from the heart of Dartmouth park, Swains Lane, famous for its village boutiques. Locals enjoy a choice of Coffee shops, bakeries and Superette, a popular gourmet grocer.

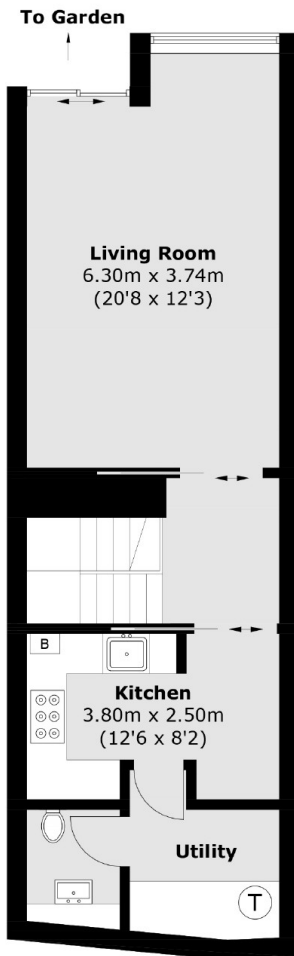
### Features

- Super 'Green' Living
- Efficient Energy Rating
- Additional Garden Room
- High specification
- Underfloor Heating
- Up to 3.5m ceilings

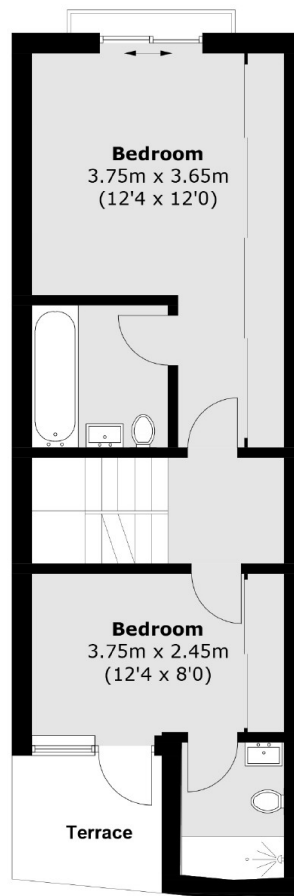
# Arco Walk, The Arches, London, NW5



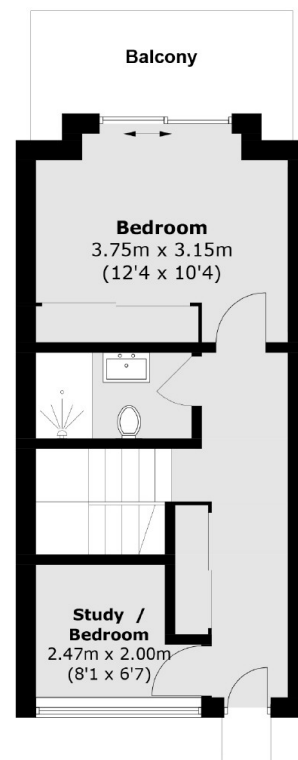
(Not Shown In Actual  
Location / Orientation)



**Lower Ground Floor**



**Ground Floor**



**Upper Ground Floor**

Total area (approx.): 124.0 sq. m (1,334.7 sq. ft)  
 Garden Room: 14.8 sq. m (159.3 sq. ft)  
 Total Including Garden Room: 138.8 sq. m (1,494 sq. ft)  
 Terrace / Balcony area: 11.0 sq. m (118.4 sq. ft)