



# Netherhall Gardens, Hampstead, NW3



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We are delighted offer this Detached Low Built House set in its own grounds on approximately half an Acre, in the heart of Hampstead.

This unique property offers enormouse development opportunities or the chance to create one of the areas finest homes. Subject to all necessary permissions.

### **ACCOMMODATION**

**ENTRANCE HALL, GUEST W.C, KITCHEN/  
BREAKFAST ROOM, DRAWING ROOM,  
DINING ROOM, RECEPTION ROOM,  
MASTER BEDROOM SUITE, 4 FURTHER  
BEDROOMS, 2 FURTHER BATHROOMS  
(EN-SUITE).**

### **AMENITIES**

**CARRIAGE DRIVEWAY, GARAGE, LARGE  
WEST FACING REAR GARDEN.**

### **TERMS**

**GUIDE PRICE:**

**£8,500,000 Subject to Contract**

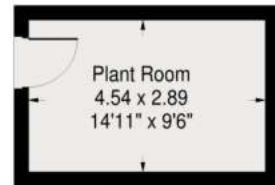
**FREEHOLD**





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Approximate Gross Internal Area:  
 House - 301.6 sq.m. / 3246 sq.ft.  
 (Including plant room - 13.1 sq.m. / 141 sq.ft.)  
 Excluding garage - 16.1 sq.m. / 173 sq.ft.



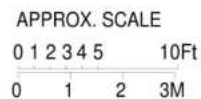
Lower Ground Floor



Ground Floor



First Floor



[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

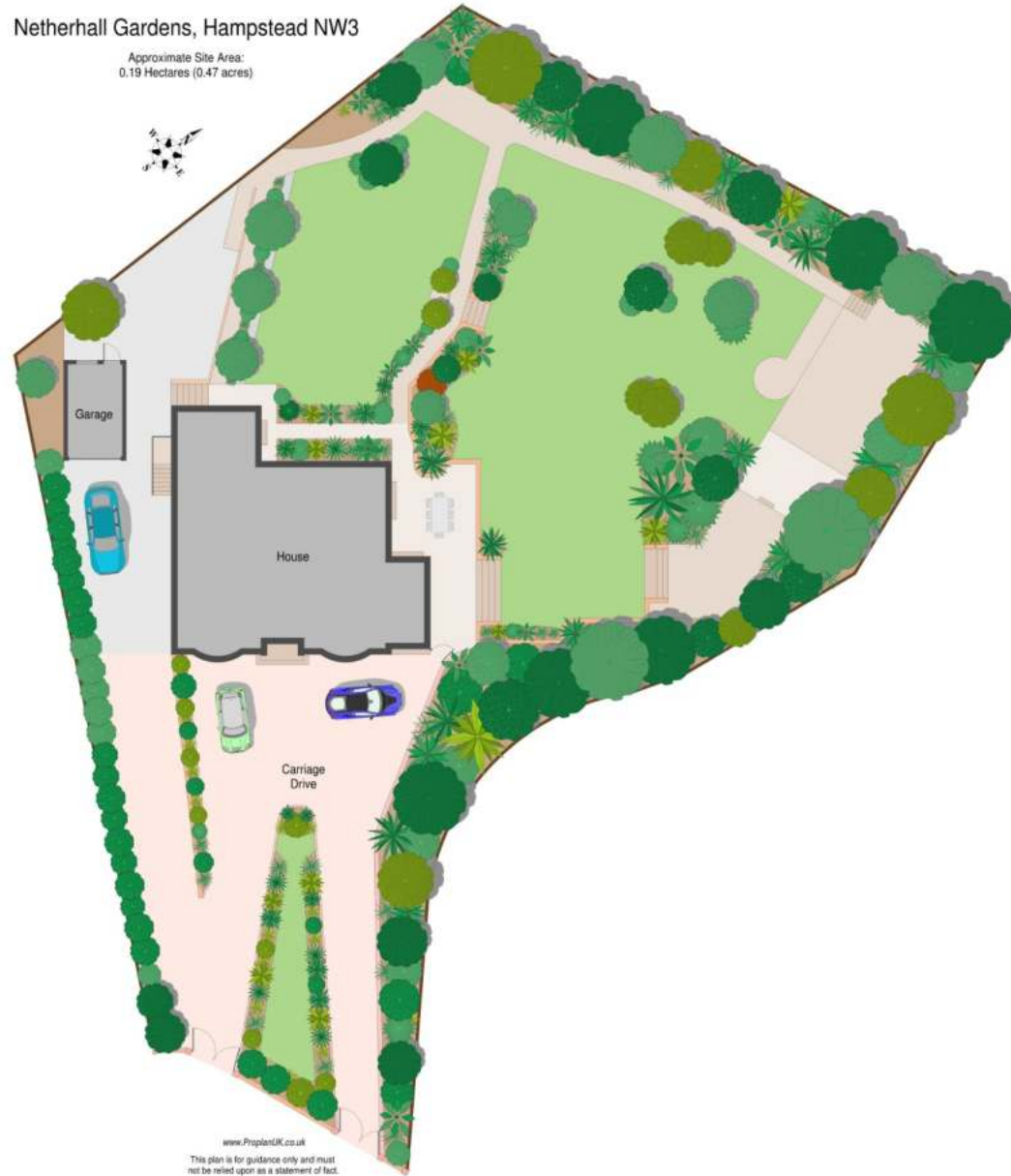
This plan is for guidance only and must not be relied upon as a statement of fact.

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(1) these particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquires with a view to taking up negotiations. They do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars as to this (these) property(ies) are made without responsibility on the part of Messrs Bargets or the vendors or the lessors. (3) None of the statements contained in these particulars as to this (these) property(ies) are to be relied on as statements or representations of fact, nor should they be relied on for any purpose whatever. Accordingly, neither their accuracy nor the continued availability of the property(ies) is in any way guaranteed and they are furnished on the express understanding that neither Messrs Bargets nor the vendor or lessor are to be or become under any liability or claim in respect of their contents. (4) The vendor or lessor does not hereby make or give nor do Messrs Bargets have any authority to make or give any representation or warranty whatsoever as regards the property(ies) or otherwise. (5) Any intended purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (6) In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser or lessor whether oral or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.

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Approximate Site Area:  
0.19 Hectares (0.47 acres)



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