



Wildwood Road, Hampstead Garden Suburb, London, NW11



020 7402 9494



An imposing double fronted detached family home, occupying a brilliant plot in a highly desirable position directly opposite and overlooking the Heath Extension. The property is presented in excellent condition offering well-planned flexible and generous accommodation, benefitting from great entertaining spaces and a stunning manicured landscaped rear garden. The accommodation provides a sizeable principal accommodation suite providing a total of 5 bedrooms and 4 bathrooms, of which 3 are en suite. The well-proportioned living accommodation benefits from a spacious double aspect dining room and lounge, family room, tv room, separate office, kitchen/breakfast room, utility room, 2 guest cloakrooms and a driveway providing off street parking for two vehicles including an integral garage.

Situated immediately opposite the Heath Extension, on the highly desirable South Side of Hampstead Garden Suburb, which is in close proximity to a considerable number of excellent Schools / Nurseries, within walking distance to the Heath/Heath Extension, Kenwood, local amenities of both the Market Place and Golders Green and the underground station (Northern Line).

#### ACCOMMODATION

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DINING ROOM  
LOUNGE  
FAMILY ROOM  
TV ROOM  
OFFICE KITCHEN/BREAKFAST  
ROOM PRINCIPAL BEDROOM  
SUITE 4 FURTHER BEDROOMS  
2 EN SUITE BATHROOMS  
FAMILY BATHROOM  
UTILITY ROOM  
2 GUEST CLOAKROOMS  
INTEGRAL GARAGE  
OFF STREET PARKING  
MANICURED GARDEN

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TENURE

**Freehold**

PRICE

**£6,500,000 subject to contract**









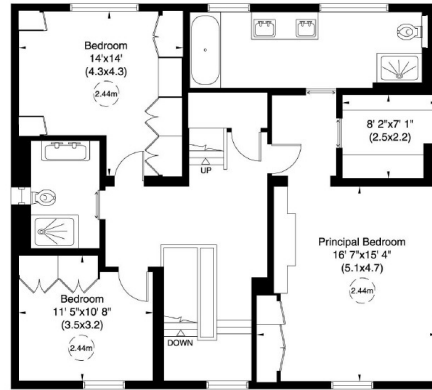
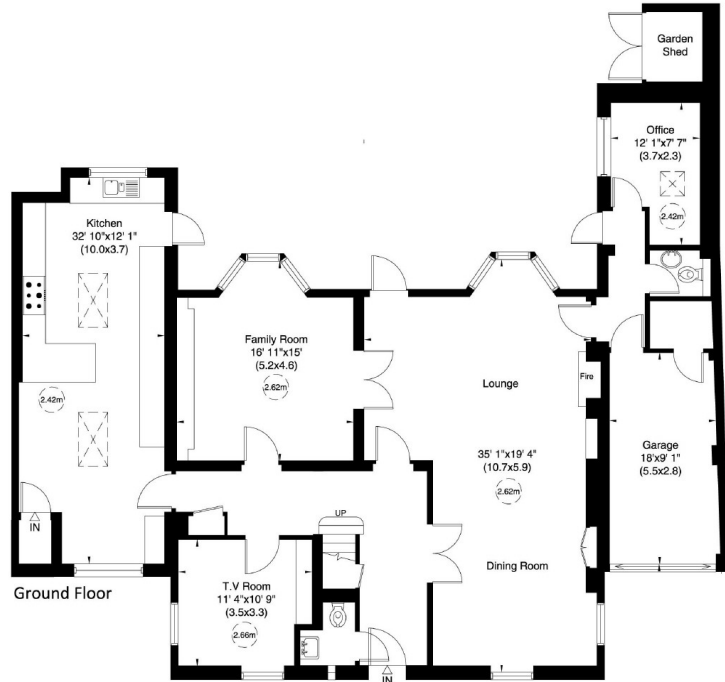
# 40 Wildwood Road, NW11

Approximate Gross Internal Area

365 sq m / 3927 sq ft Including Under 1.5m and Garden Shed

354 sq m / 3815 sq ft Excluding Under 1.5m and Garden Shed

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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Site Plan  
0.186685acre (approx.)

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