



Elm Walk, Hampstead, London, NW3



020 7402 9494

An imposing detached double fronted house offering well planned lateral accommodation arranged over three floors located within an exclusive cul-de-sac located just off West Heath Road. The property features a landscaped rear garden, a charming front garden, an integral garage and off-street parking.

The accommodation is currently arranged as double reception room, home office/study, dining room, family room, guest cloakroom, utility room and garage on the ground floor. On the first floor there is the principal bedroom suite with sitting room, dressing room and en-suite bathroom, three further bedrooms (one en-suite) and a family bathroom. Whilst on the top floor there are two further bedrooms (one en-suite) and a shower room. The west facing landscaped garden is arranged over two levels.

Elm Walk is conveniently located circa 290 metres from Golders Hill Park and Hampstead Heath beyond. Golders Green Underground Station (Northern Line) is c.1.3km distant and Hampstead Underground Station (Northern Line) is circa 1.7km.

ACCOMMODATION

- **DOUBLE RECEPTION ROOM**
- **DINING ROOM**
- **FAMILY ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **OFFICE**
- **PRINCIPAL BEDROOM SUITE**
- **FURTHER 5 BEDROOMS**
- **3 EN-SUITE BATHROOMS**
- **FAMILY BATHROOM**
- **LANDSCAPED GARDEN**
- **OFF STREET PARKING**
- **INTEGRAL GARAGE**
- **AIR-CONDITIONING**

TERMS

TENURE

Freehold

PRICE

Price £5,750,000 subject to contract

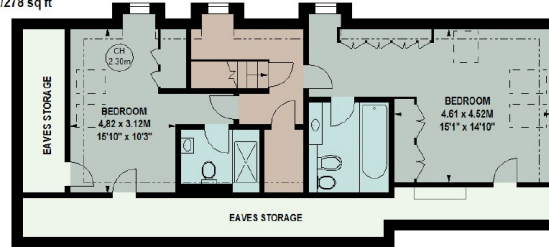




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Approximate gross internal area
362 sq m / 3898 sq ft
 (Including Eaves Storage)
 Eaves Storage
 26 sq m / 278 sq ft

Key:
 CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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