



Arkwright Road, Hampstead, London, NW3



020 7402 9494

**A superb and substantial double fronted Victorian family residence, with gated off street parking for multiple vehicles, a landscaped well-manicured tiered rear garden and additionally benefitting from a self-contained one/two bedroom guest annexe/coach house.**

**This exceptional property enjoys a selection of generous proportioned entertaining spaces, including a double reception room, family room, spacious kitchen breakfast room and drawing room with a connecting study/library both accessing a terraced area with private views overlooking the rear garden.**

**Offering flexible accommodation throughout, there are six/seven bedrooms across the two properties including a principal suite comprising bedroom, en-suite bathroom and a dressing room, with five further bathroom shower rooms.**

**Occupying an elevated and prominent position, Arkwright Road is conveniently located within 450 metres of Hampstead Village and its various boutiques, shops, cafes and underground station (Northern Line) and within 600 metres of the Finchley Road shops and underground (Metropolitan and Jubilee Lines).**

### **ACCOMMODATION & AMENITIES**

- Reception Room
- Family Room
- Drawing Room
- Study/Library
- Kitchen Breakfast Room
- Principal Bedroom Suite + Dressing Room
- 5/6 Further Bedrooms
- Five Bathroom Shower Rooms
- Annexe Kitchen
- Utility Room
- X2 Guest Cloakroom WC's
- Air-Conditioning
- Landscaped Rear Garden
- Electric Gated Driveway
- Off Street Parking

### **TERMS**

**Tenure - Freehold**

**Price - £6,495,000 Subject to Contract**



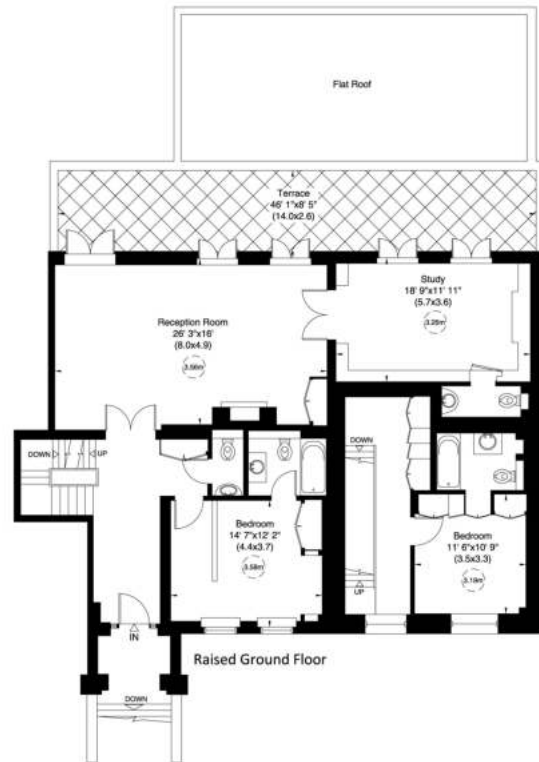
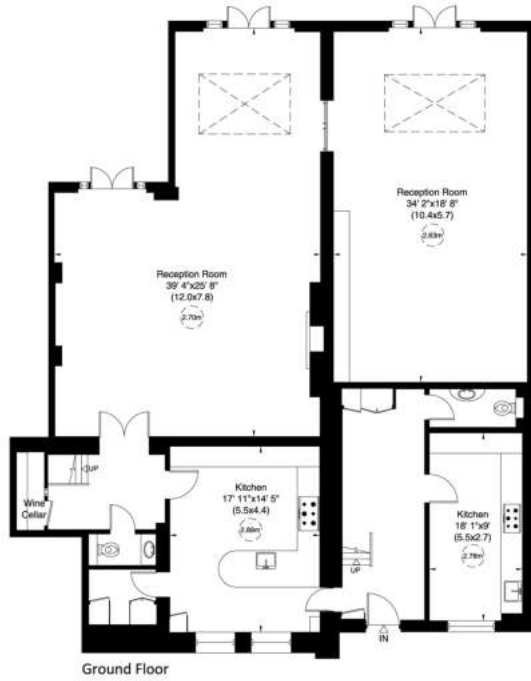




**34B & C, Arkwright Road, NW3**

Approximate Gross Internal Area  
 535 sq m / 5756 sq ft including Under 1.5m  
 523 sq m / 5629 sq ft Excluding Under 1.5m

Not to Scale, for identification only



**34B & C, Arkwright Road, NW3**  
 Site Plan  
 0.2028696 Acre (approx.)  
 Not to Scale, for identification only

