

**ARKWRIGHT ROAD
HAMPSTEAD
LONDON
NW3**

Bargets Estate Agents







A superb semi-detached town house and detached garage, perfectly positioned with a South facing garden and ideally located right in the heart of Hampstead Village. The property offers exciting development potential to enhance, by way of a single storey extension to the side and rear of the house and in addition an extension to the garage to create a live work space to the rear of the garden. Previously granted planning consent which has now lapsed, could be re-applied for, amongst other more elaborate redevelopment possibilities, subject to the usual consents.

The property is set back from the road with an attractive front garden, comprising of a magnificent double story reception room with a floating mezzanine dining level, double height glazed doors and windows to a stunning large lawned rear garden. Four bedrooms, the principal bedroom with en-suite bathroom, a family bathroom, fully fitted kitchen to the front aspect and a guest cloakroom. In addition, the top of the house enjoys a private generous South facing roof terrace with far reaching views. Off-street parking for 2 cars.

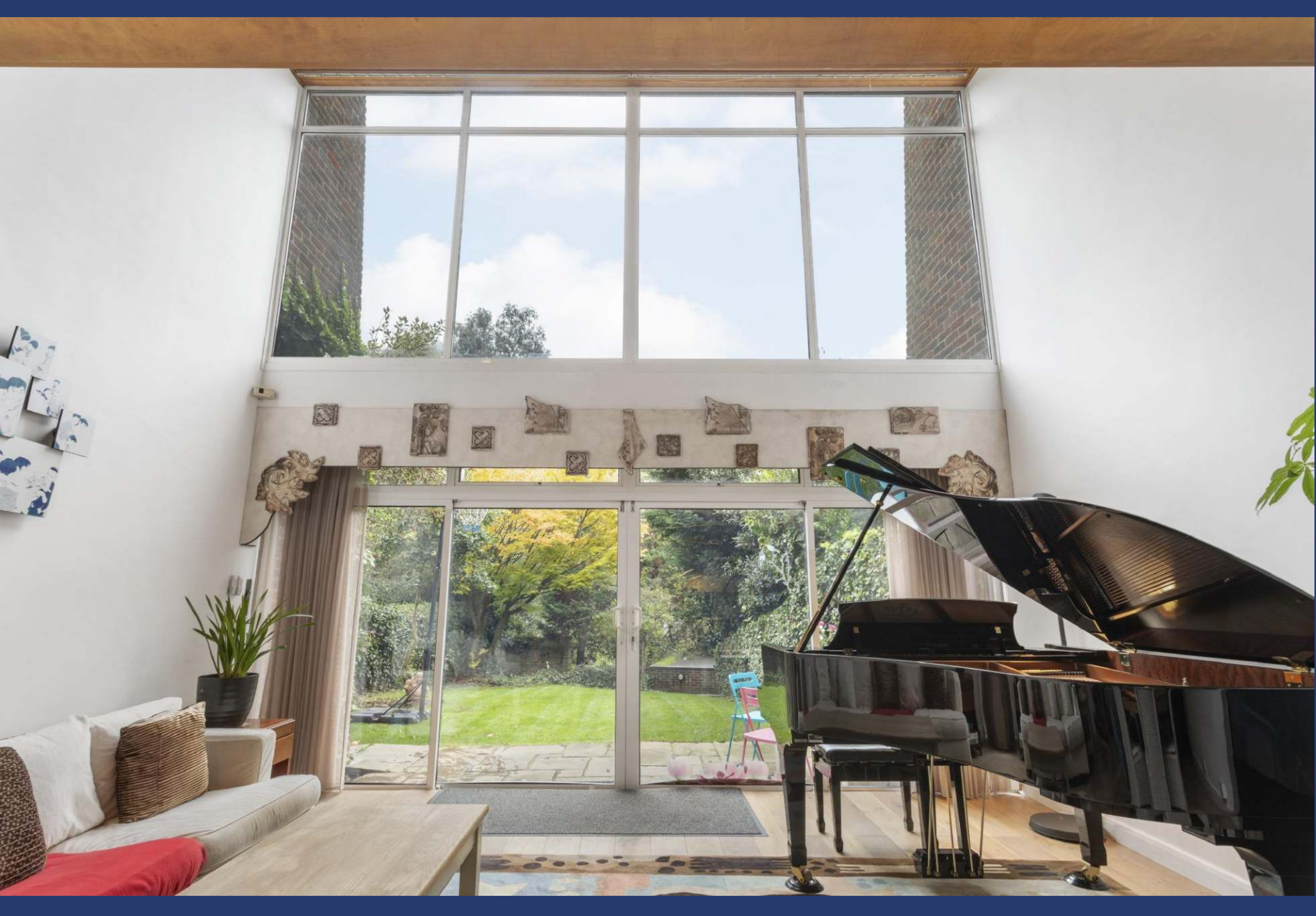
Extremely well-located at the upper end of Arkwright Road, close walking distance to all the brilliant schools, nurseries and the centre of Hampstead Village, with the fabulous array of shops, boutiques, cafes & restaurants. It has excellent accessibility with transport connections to the City & the West End (Northern Line Hampstead Underground Station). Finchley Road Underground Station (Metropolitan & Jubilee Lines) & Frognal overground is at the foot of the road.

FREEHOLD

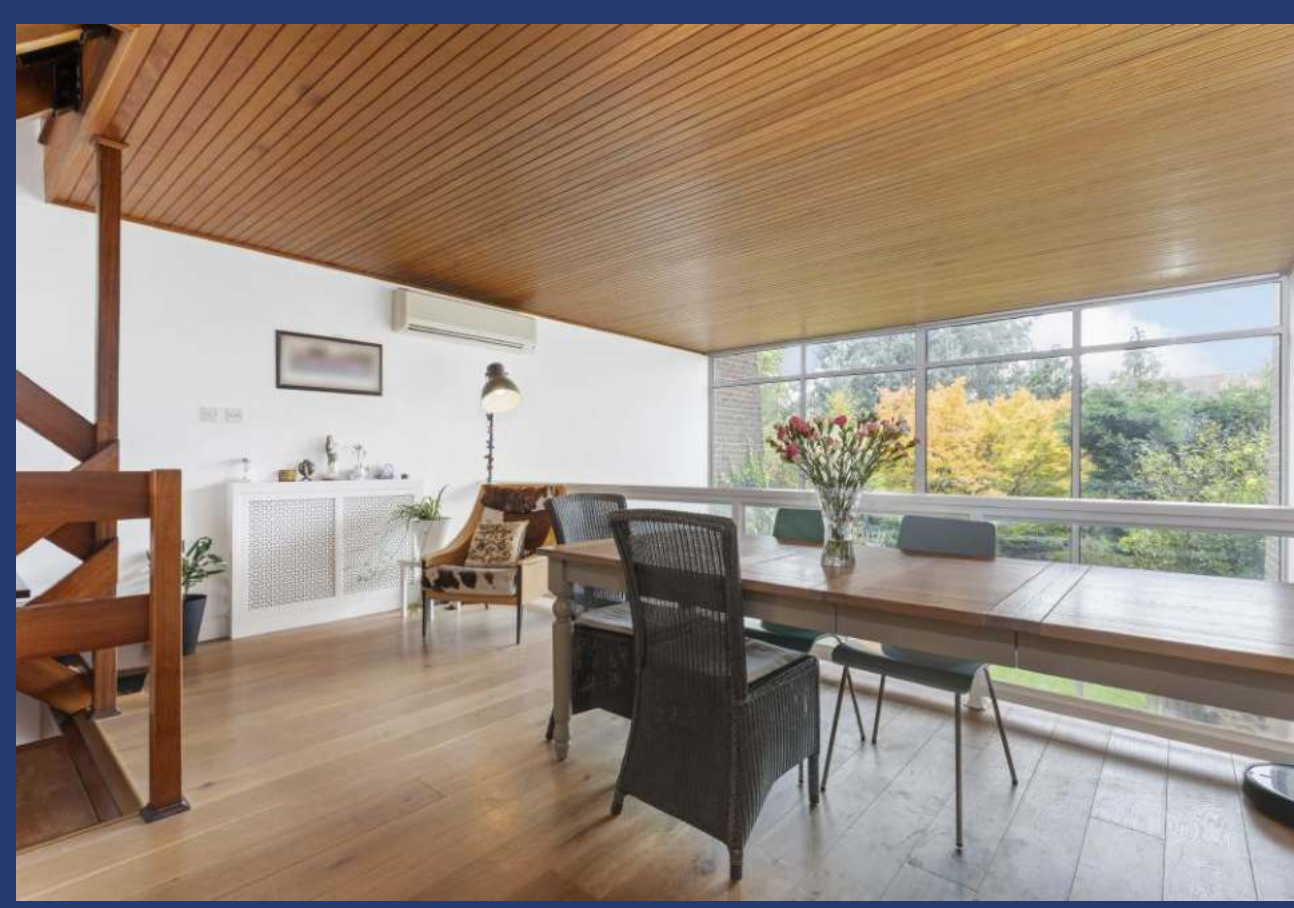
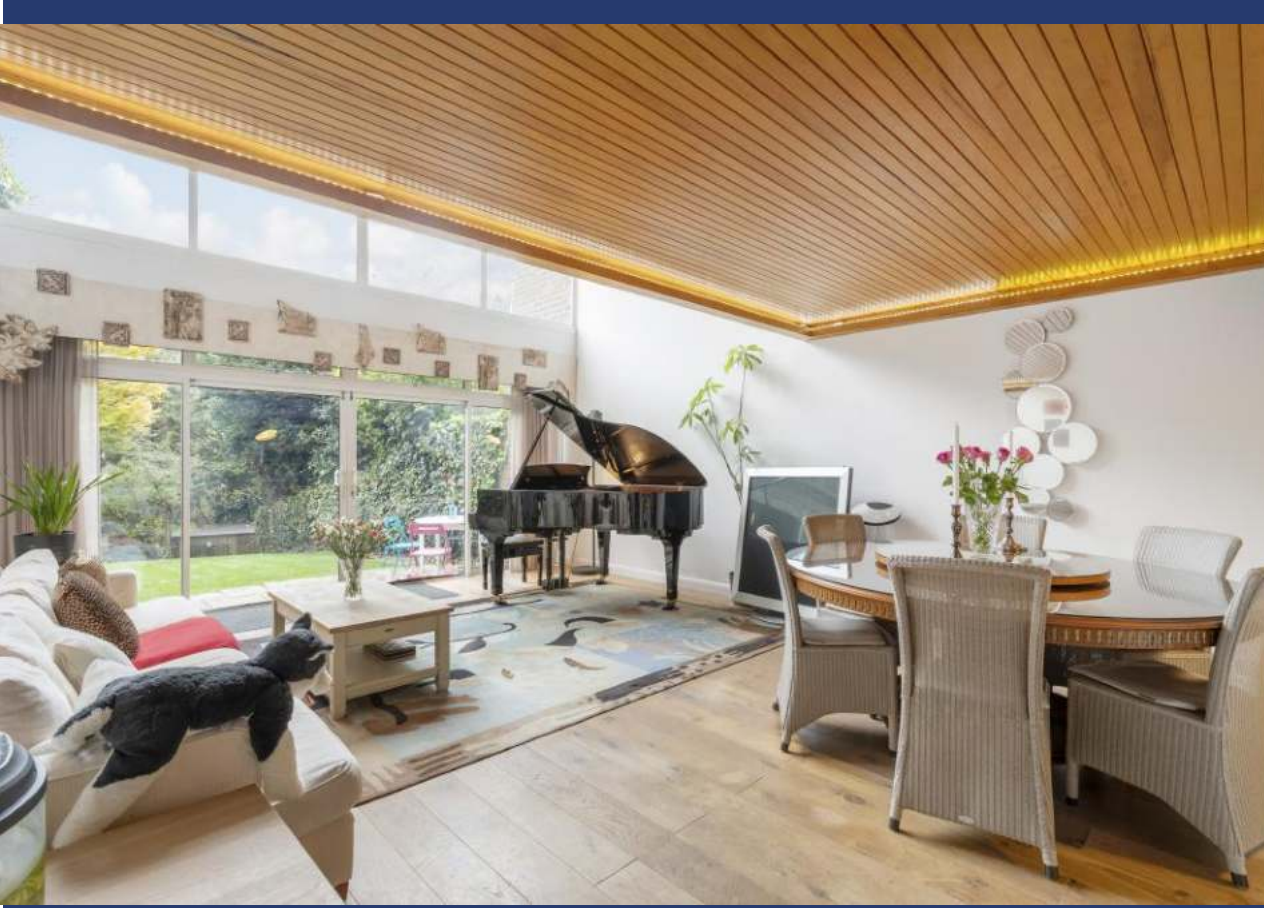
Guide Price

£3,600,000

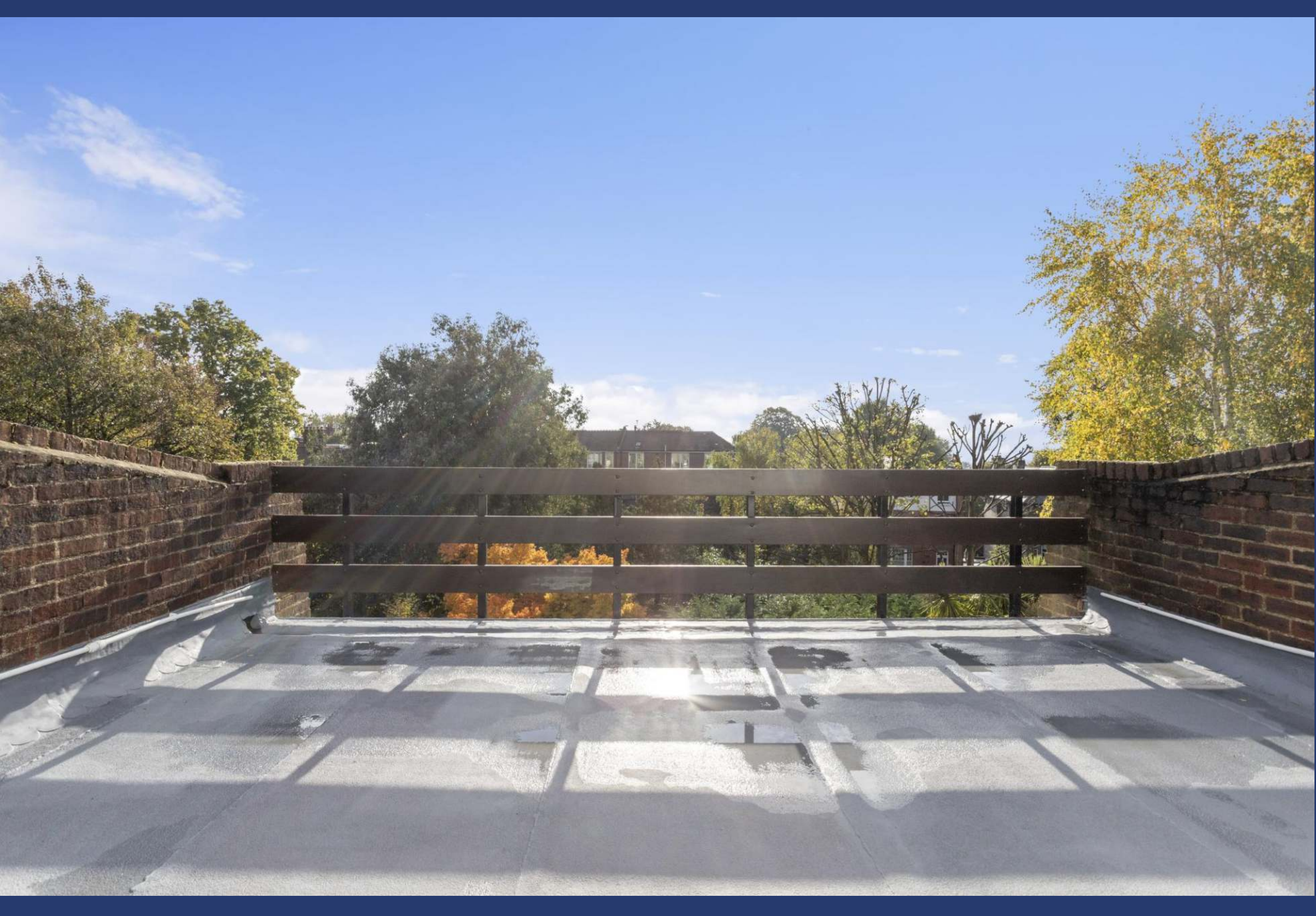
Subject to Contract





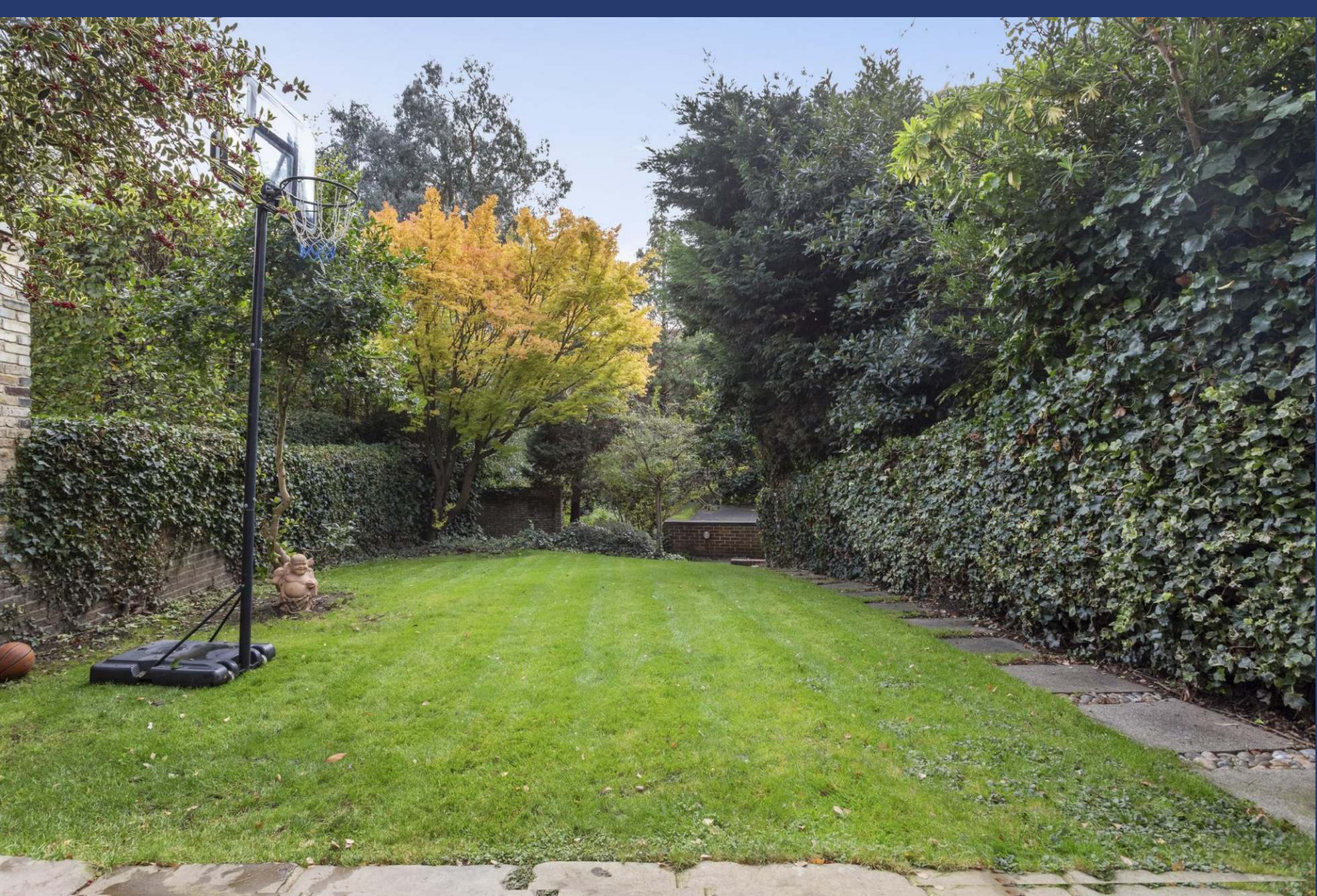












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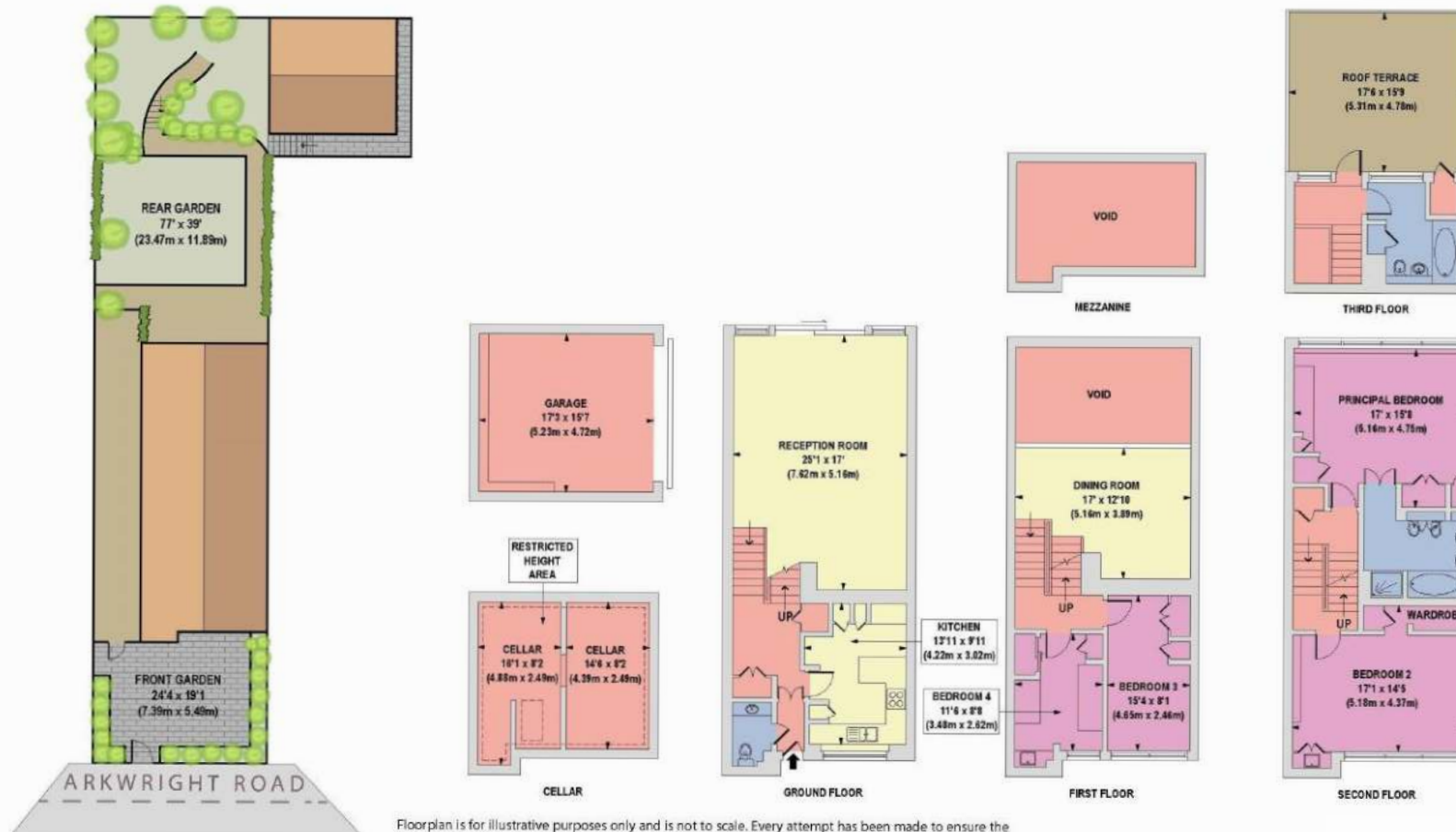
London



Approximate Gross Internal Floor Area

2934 sq. ft / 272.54 sq. m (Including Restricted Height Area, Cellar, Void & Garage)

2064 sq. ft / 191.78 sq. m (Excluding Restricted Height Area, Cellar, Void & Garage)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.