



House

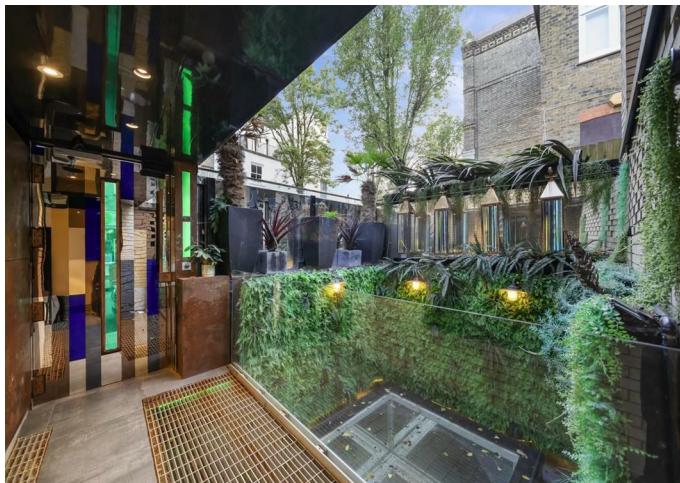
**Gayton Road
London
NW3 1TX**

£1,900 Per week

Council Tax Band: H

FEATURES

- 3 Bedrooms
- 2 Reception Rooms
- Air Conditioning
- Utility Room
- 3 Bathrooms
- Kitchen With Sub-Zero & Wolf Appliances
- Roof Terrace
- Permit Parking



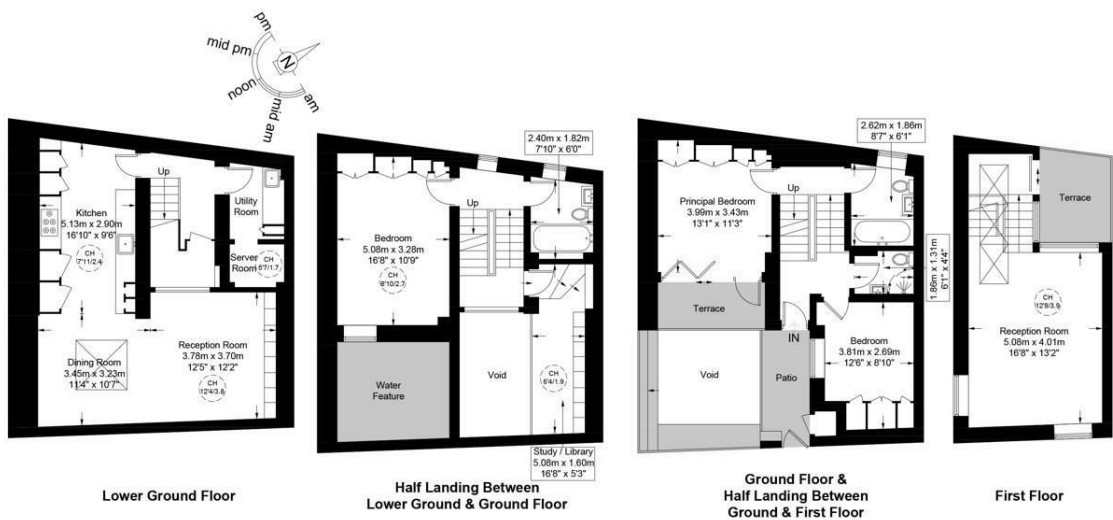
ADN
RESIDENTIAL



3 Bedroom House located in London

A totally unique and interior designed three double bedroom home located in the heart of Hampstead Village situated on the doorstep of Hampstead High Street and 300m from Hampstead Underground Station. (Northern Line) This outstanding property is discreetly positioned behind a brick and steel facade and named after 'modern' architect Philip Bosinney. Arranged over 3/4 floors, offering over 1800 sq ft of accommodation and comprising, spacious reception room with 3.9m high ceilings and access onto a private roof terrace, open plan kitchen/family room with Sub Zero and Wolf appliances with unique views up through to the water feature with a prism light effect and separate utility room, principal bedroom with balcony and good storage, two further double bedrooms, family bathroom, an additional shower room. Further benefits include mezzanine library area, underfloor heating, air conditioning, (hot and cold) Marantz integrated 7-1 Surround Sound in Cinema Room and 5-1 Marantz Surround Sound in the family room. Bosinney has to be seen to be appreciated.

Bosinney, Gayton Road, NW3 **Approximate Gross Internal Area = 1818 sq ft / 168.9 sq m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	82
	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

