



# Clorane Gardens

Hampstead, NW3

Asking Price £5,750,000

A spectacular six bedroom semi-detached period house which has been remodelled and refurbished to an exceptional standard throughout, providing circa 5,725 square feet of remarkable and luxurious accommodation, with the additional benefits of secure off street parking and a 90' south/west facing landscaped garden.

This exceptional home offers incredible entertaining space comprising a bespoke Roundhouse Design kitchen with Wolf appliances, dining room, three reception rooms and a sound proofed cinema room.

Clorane Gardens is a pretty residential turning located in Hampstead, situated to the west of Hampstead Village and within close proximity to the open acres of Hampstead Heath. Joint sole agent.



# Clorane Gardens

Hampstead, NW3

- Spectacular semi-detached house
- 5,725 square feet
- Principal bedroom suite
- Five additional bedrooms
- Integrated speakers throughout
- Bespoke Roundhouse Design kitchen with Wolf appliances
- Cinema room
- Gymnasium
- Secure off street parking
- 90' south west facing landscaped garden



**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** H

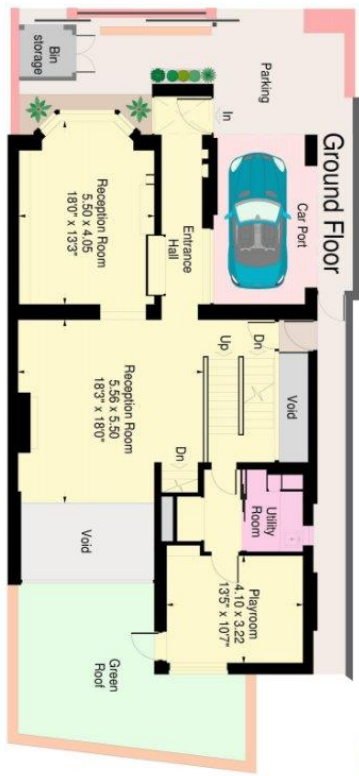
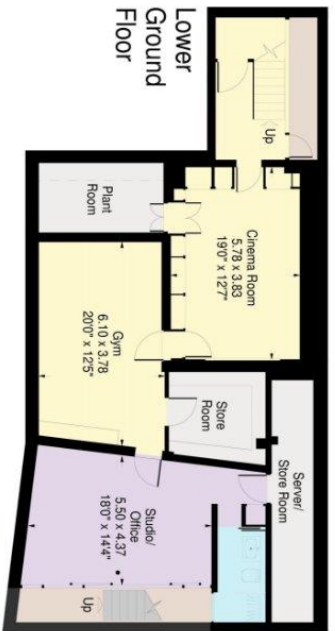
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Chestertons Hampstead Sales**

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# Clorane Gardens, London NW3

Approximate Gross Internal Area:  
 551.19 sq.m. / 5923 sq.ft.  
 (including reduced height areas,  
 balconies and roof terraces)  
 Total excluding reduced height areas -  
 501.89 sq.m. / 5407 sq.ft.



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