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Arkwright Road Hampstead NW3

Located at the upper end of Arkwright Road on the preferred south side of the road, nearer to Hampstead Village, is this semi-detached four bedroom town house, one of a group of six built in the early 1970's to a design by the renowned Hampstead based architect Ted Levy. The architect made full use of the bright rear aspect by creating a striking double story rear reception room with floating mezzanine level, all illuminated by virtually a 'wall of glass' with patio doors leading out to the deepest south facing garden of the six houses, with steps down to a detached double garage.

The interior layout makes good use of split level half landings, which makes a gentle ascent up to each level. The upper floors provide three/four double bedrooms and two bathrooms, culminating with a large roof terrace at the top of the house which enjoys far reaching views.

The house is situated on a plot larger than the rest and there had been an historic planning consent to extend the house at ground floor level by a further circa 400 sq ft, but this has now lapsed. It would be worth revisiting planning not just to extend at ground floor but even to redevelop under the entire garden footplate to create extra guest bedroom space, leisure and perhaps even a pool, all connecting to the garage at the rear of the garden, subject to the usual consents.

Hampstead Village and its many cafes, restaurants and shops, as well as the underground station (Northern Line), is within a short walk. Finchley Road with its underground station (Metropolitan & Jubilee Lines) and Finchley Road & Frognal overground is at the foot of the road.

Offers in excess of £3,400,000

Freehold









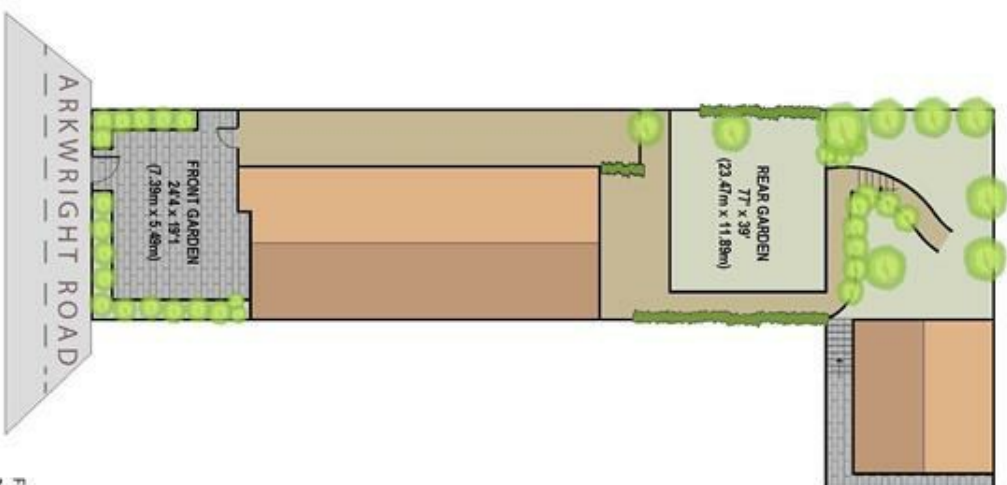


ARKWRIGHT ROAD

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.