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## Eldon Grove Hampstead NW3

An intriguingly interesting and light filled four bedroom end of terrace family house (2,344sqft), which forms part of a modern development, and which has been well maintained throughout by the present owners who have lived happily in the house for the past 25 years.

The well proportioned family accommodation enjoys a 21' kitchen/dining room and a 21' reception room on the ground and first floors respectively.

The entire second floor boasts the principal bedroom and en-suite bathroom and the third floor provides three further bedrooms, family bathroom and access to a south facing 'sun trap' roof terrace with magnificent views across Hampstead towards the City of London and the South Downs of Surrey beyond. There is also a small pretty patio garden to the side of the house.

Rare for a house so close to the Village, the property benefits from an integral double garage and is ideally situated within a short walk of the shops on Hampstead High Street and Haverstock Hill and is equidistant to both underground station in Hampstead Village and Belsize Park. Hampstead Heath is also within close proximity.

**£2,250,000**

**SOLE AGENT**

**Freehold**









# Eldon Grove NW3

Gross internal area (approx.)

218 Sq m (2344 Sq ft) Including under eaves and under 1.5m

203 Sq m (2184 Sq ft) Excluding under eaves and under 1.5m

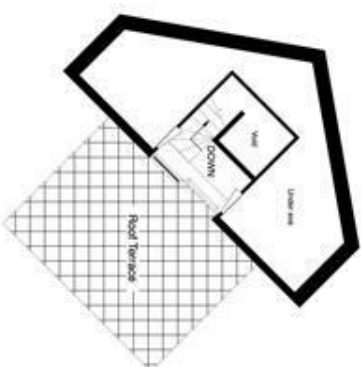
For identification only, Not to Scale



Second Floor



Third Floor



Fourth Floor



Lower Ground Floor



Ground Floor



First Floor

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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).