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## West Heath Gardens Hampstead NW3

A rare opportunity to purchase a property with full planning permission to demolish the major part of the existing structure and to build an impressive detached double fronted family home in this desirable and quiet cul-de-sac.

The existing planning is for 4,500 sq ft with the added potential to extend to over 5,000 sq ft as the current design only utilises half the lower-level footprint, which could be extended if desired subject to the usual consents. Astartes Developments would be available to offer a full luxury turnkey service if the new owner wanted the house to be built out, interior designed and furnished for them.

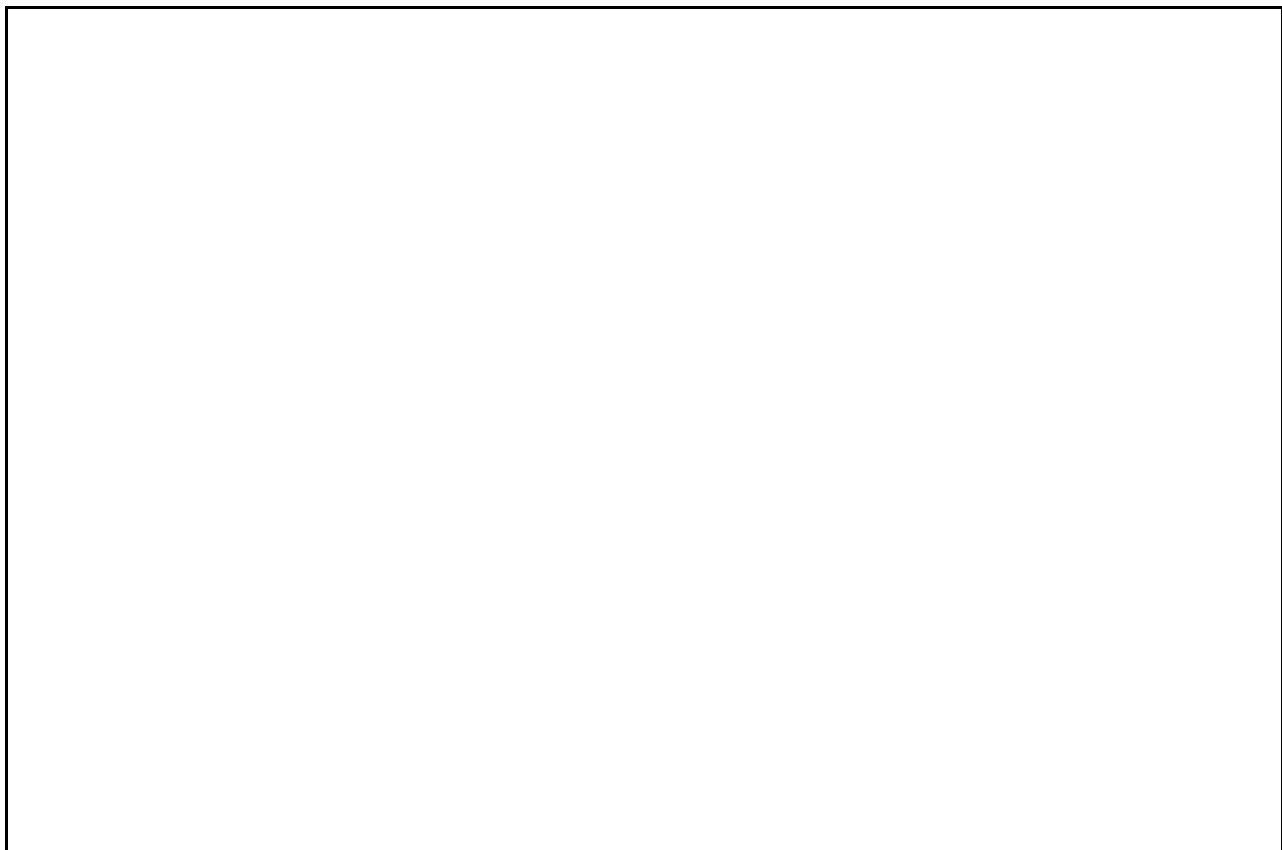
The current design offers a large entrance hall, formal reception area open plan to the state of the art kitchen/dining room, second reception room, study, informal lounge, media/cinema room, 5/6 bedrooms with 7 bathrooms (all en-suite).

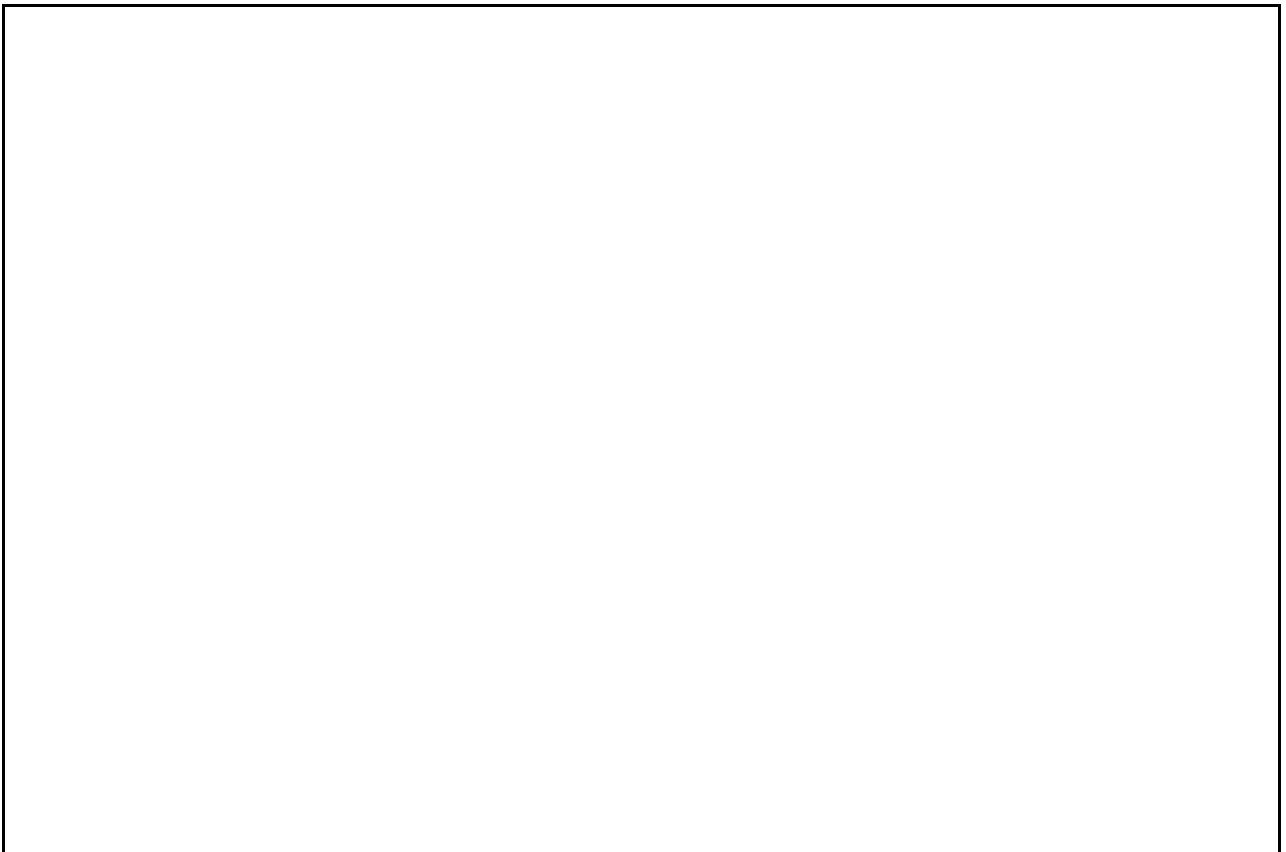
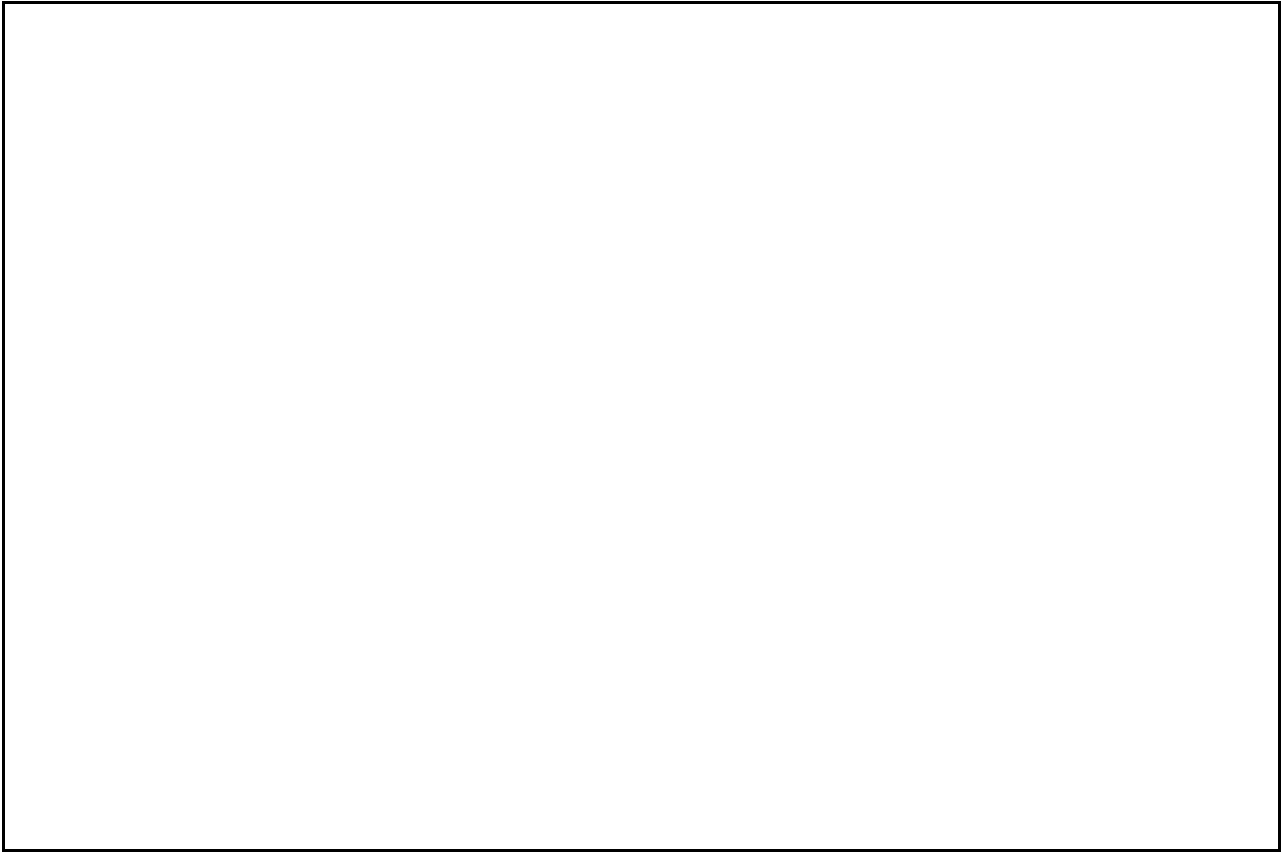
The property is further enhanced by a sun-trap south-west facing garden and off street parking for two/three cars. The extensive amenities of Hampstead and Golders Green (Northern Line) are within close proximity as are the beautiful huge open spaces of Hampstead Heath and Golders Hill Park.

**£4,000,000**

**SOLE AGENT**

**Freehold**



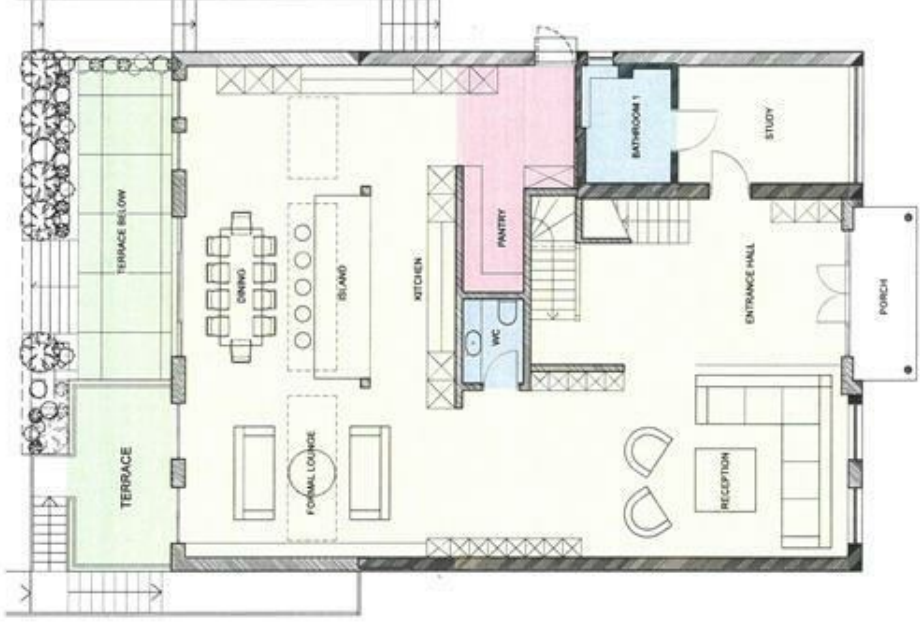




# FLOOR PLANS



LOWER GROUND FLOOR



GROUND FLOOR