

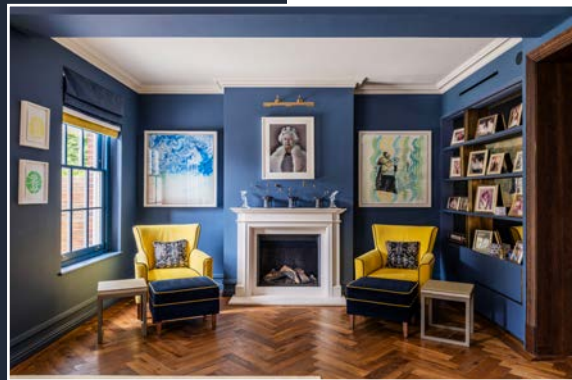


HAMPSTEAD LANE

LONDON NW3

A BEAUTIFUL NEWLY BUILT GRAND DETACHED HOUSE





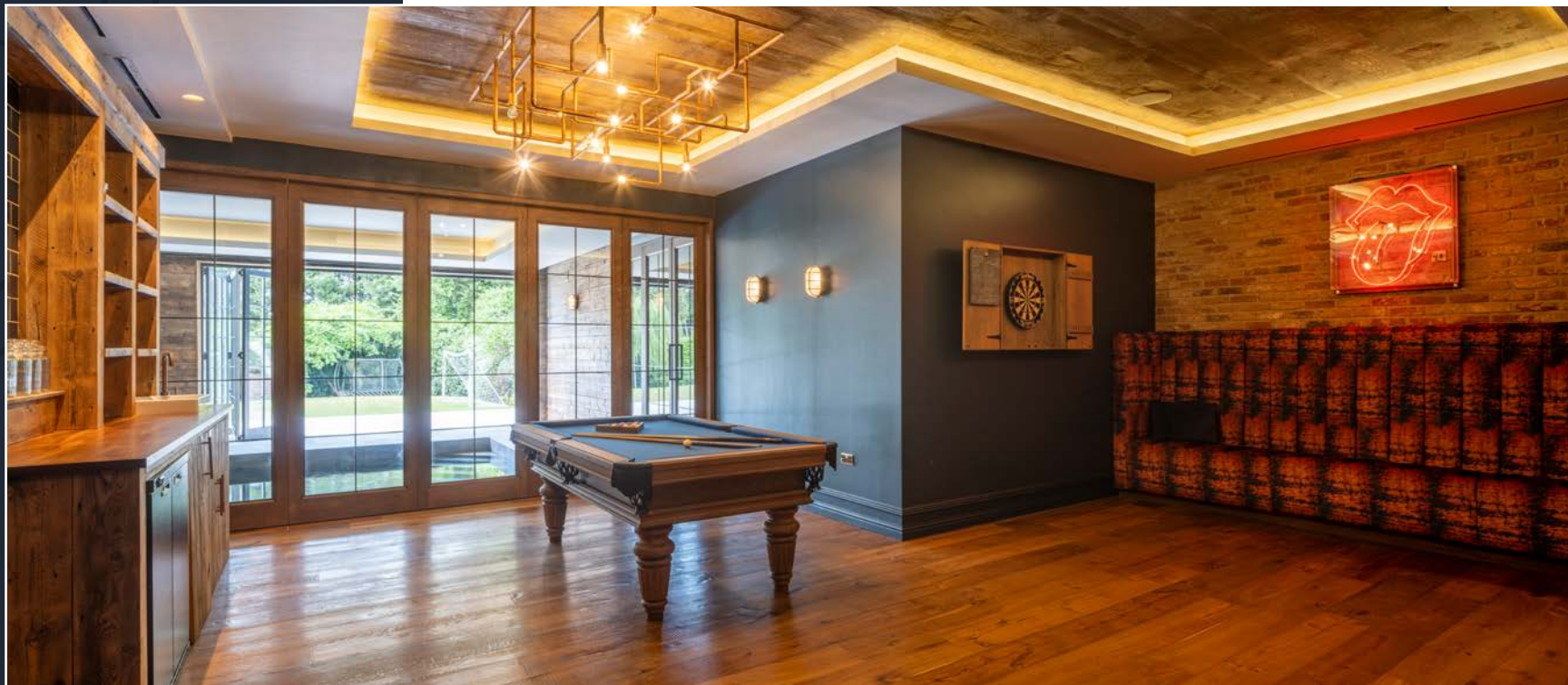
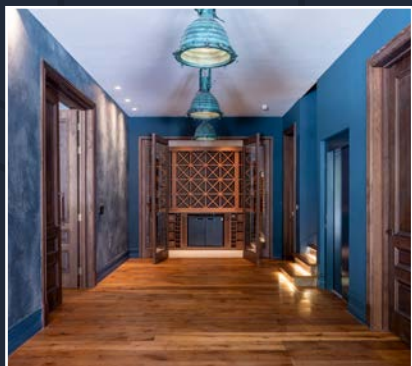
SET BACK FROM THE ROAD BEHIND A SECURE GATED DRIVEWAY FOR NUMEROUS CARS, IS THIS BEAUTIFULLY NEWLY BUILT, GRAND, DETACHED HOUSE OF SOME 11,467 SQ FT/ 1,053 SQ M WHICH OFFERS A STARTLINGLY ORIGINAL INTERIOR NOT ALLUDED TO BY ITS CLASSICAL EXTERIOR.

This striking home is offered for sale in superb decorative condition throughout with the internal accommodation arranged very laterally over four floors, all of which are accessed via a passenger lift.

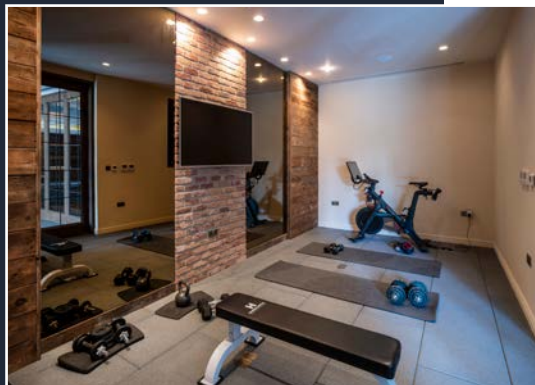


The ground floor reception rooms are approached via a dramatic galleried reception hallway. Off this space comes the large cloakroom, 20'6" study, 19' formal dining room, 33'7" x 16'6" drawing room with French doors out on to a terrace and the 30'9" x 19'10" kitchen/breakfast room. In addition to this is a family room, utility room, boot room, access to the double garage and a self-contained one-bedroom staff apartment.



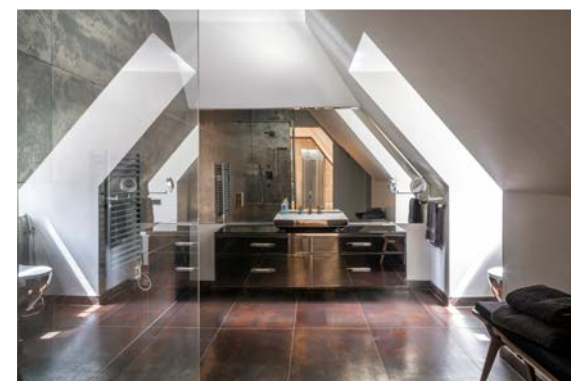
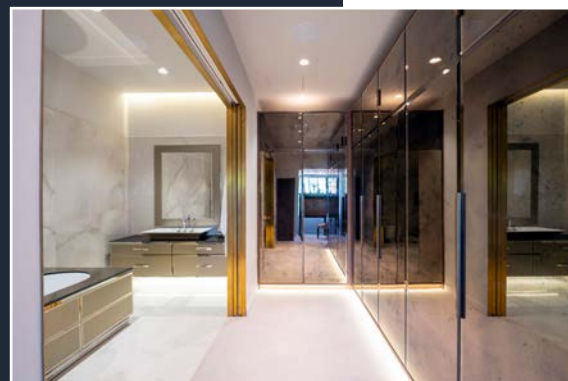
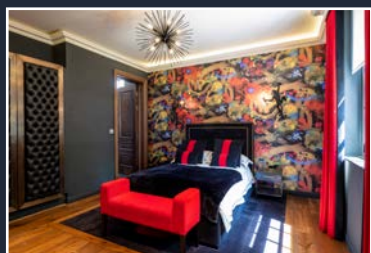


The house offers an excellent balance of reception rooms and bedroom suites throughout the ground, first and second floors, with the garden level given over almost entirely to leisure as it includes an indoor swimming pool (with direct access on to the rear garden), shower and changing facilities, gym, entertainment/games room, dedicated cinema, study, wine cellar and plant room.





The first floor provides a galleried landing and four large, bright and very individual bedrooms suites all with en-suite bathrooms. The principal suite takes up all of the second floor comprising a 40'x 21' bedroom, two en-suite dressing rooms and two en-suite bathrooms.





To the rear is a beautiful 106' x 100' garden with lawned area, flower beds and mature trees and shrubs.

The house is located opposite the vast green open spaces of Kenwood House, the Iveagh Bequest and Hampstead Heath and is equidistantly placed between Highgate and Hampstead Village.

GROSS INTERNAL AREA (APPROX): 1,065.3 sq.m. (11,467 sq.ft.)

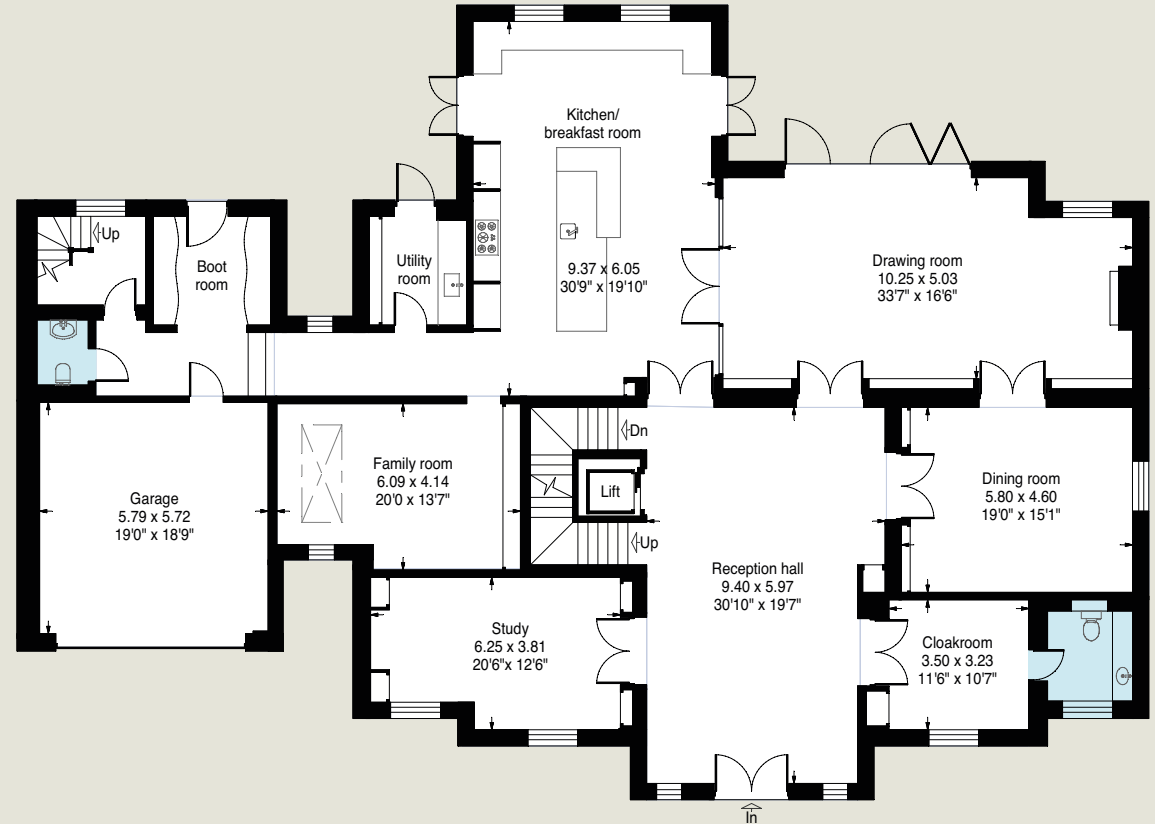
Excluding void; including reduced height area below 1.5m

Reduced height area - 37.4 sq.m. (403 sq.ft.)

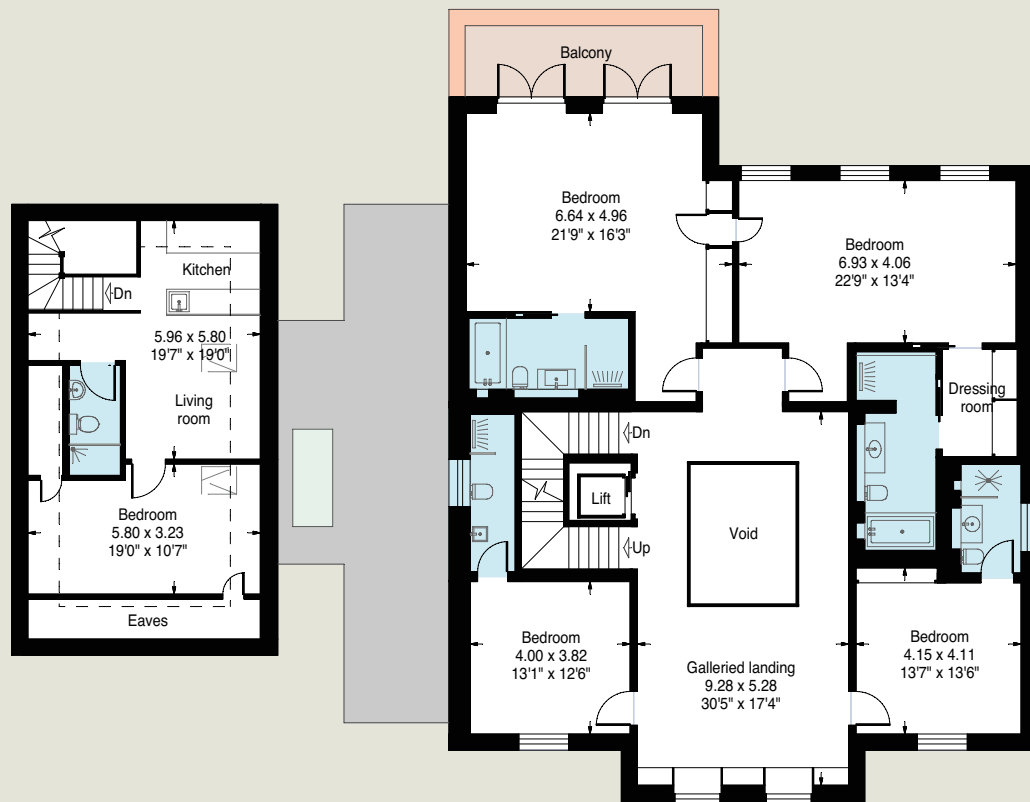
For identification purposes only. Not to scale. ProplanUK



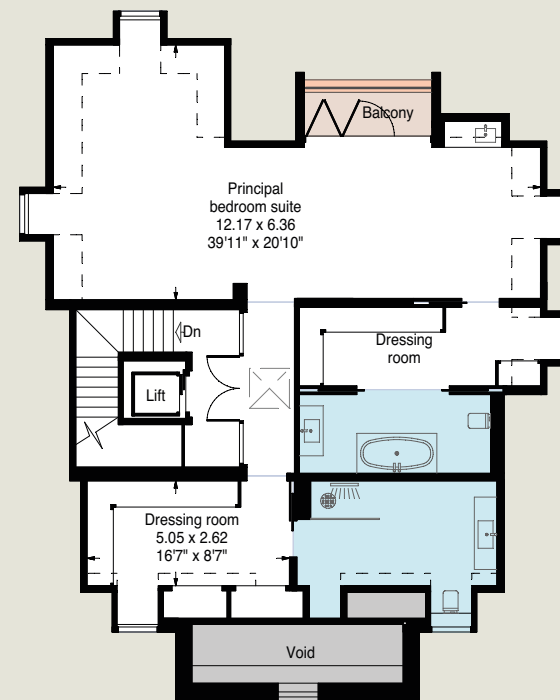
LOWER GROUND FLOOR



GROUND FLOOR



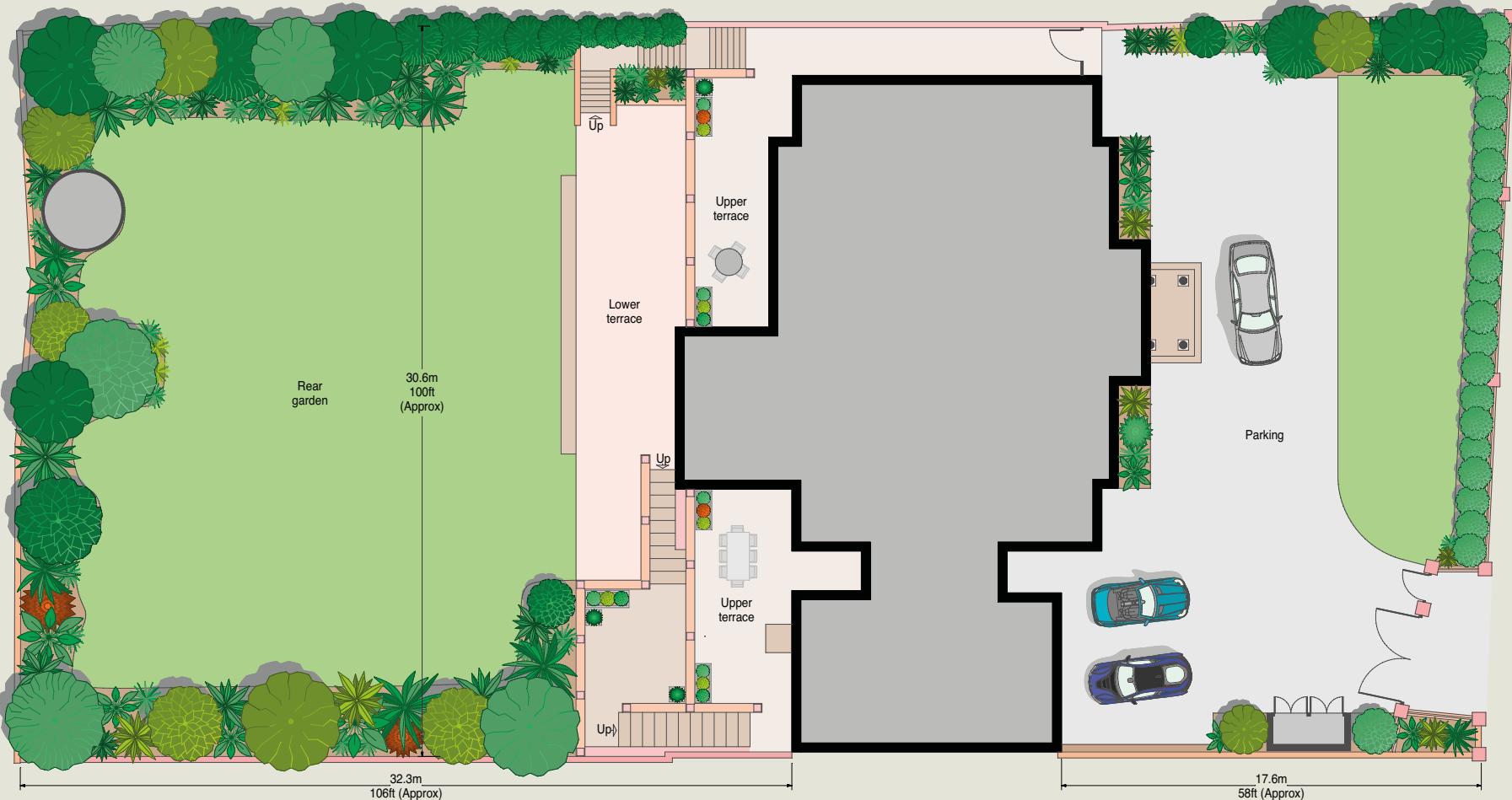
FIRST FLOOR



SECOND FLOOR

SITE AREA (APPROX): 0.187 HECTARES (0.46 ACRES)

For identification purposes only. Not to scale. ProplanUK





ASKING PRICE: £12,950,000

TENURE: FREEHOLD

Joint Sole Agents

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by TK International in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. TK International has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: September 2024



TK International

020 7794 8700

www.t-k.co.uk