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The Park **Golders Hill Park** **NW11**

Available for the first time in 45 years, a remarkable and rare opportunity to purchase a double fronted detached "Arts & Crafts" family house 3,502sqft (326sqm), located within this enviable enclave of sought after houses that back on to Golders Hill Park and approached via a deep driveway with off street parking for 2/3 cars.

This attractive house retains a wealth of period features with the spacious accommodation comprising a 33' double reception room, dining room, drawing room, kitchen/breakfast room and secondary kitchen area on the ground floor.

The first floor enjoys a principal bedroom with large dressing room & en suite bathroom, three/four further bedrooms and a family bathroom. The second floor offers three bedrooms, one currently used as a study.

The house is further enhanced by a delightful 76' south facing rear garden.

The extensive transport facilities of both Hampstead and Golders Green (Northern Line) are within close proximity as is the ever popular Golders Hill Park, which incidentally has direct access at the end of the road.

Guide Price £3,500,000

SOLE AGENT

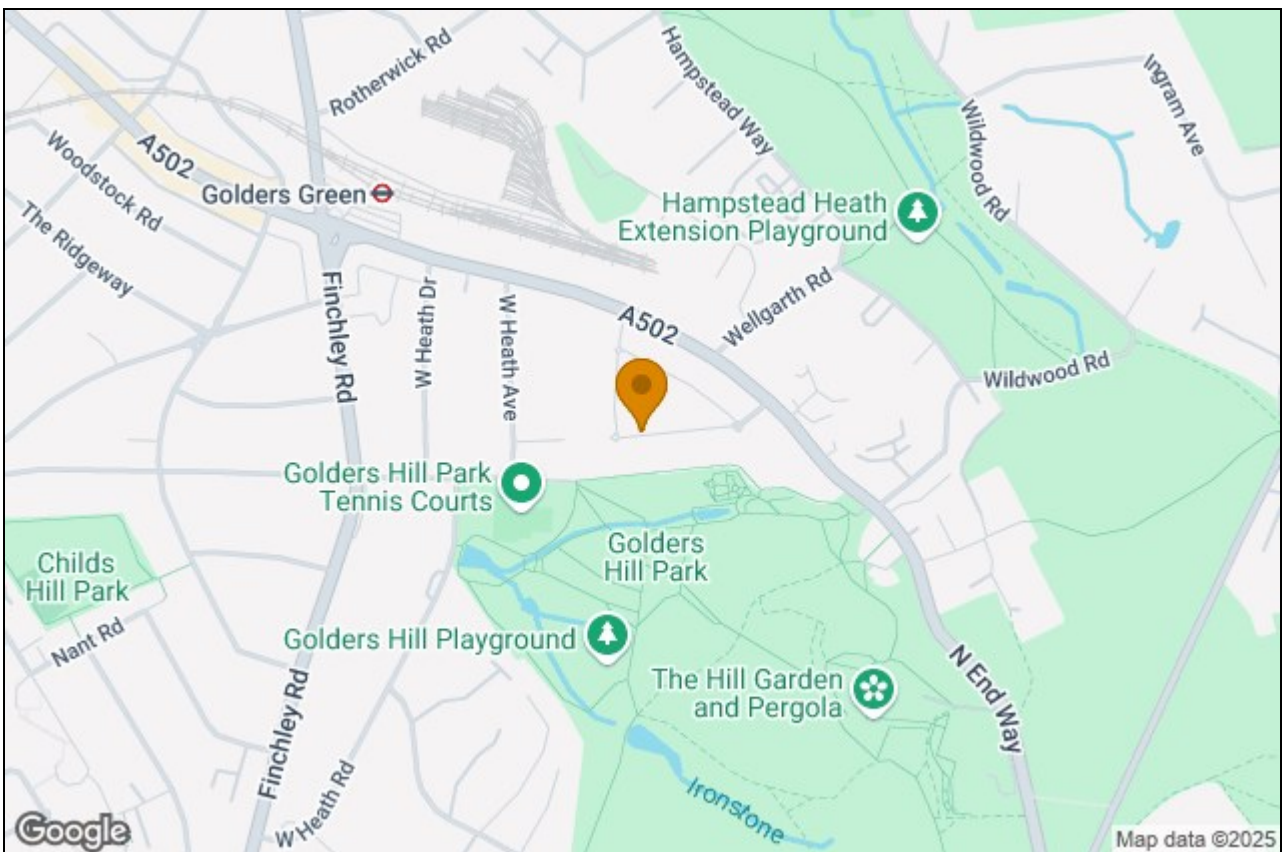
Freehold











Gross internal area (approx.)

378 Sq m (4065 Sq ft) Including under eaves and under 1.5m

326 Sq m (3512 Sq ft) Excluding under eaves and under 1.5m

For identification only. Not to Scale



Ground Floor



First Floor



Second Floor

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

The Park NW11

Acre 0.18 (approx.)
For identification only, Not to Scale



Garden
Approximately
52' 7" x 76' 2"
(16.02 x 23.21)

Drive
Approximately
44' 1" x 26' 5"
(13.44 x 8.05)

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