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## Platts Lane Hampstead NW3

An impressive and attractive double fronted detached five bedroom family house 3,854sq' ft (358 sq' m) having been the subject of a comprehensive refurbishment in recent years to provide a stylish and functional residence.

The current owners have created an exceptional home that incorporates numerous luxury appointments such as underfloor heating, lutron lighting and Sonos integrated speaker system to name a few (full specification available upon request), whilst retaining elements of the original period features which include a wood panelled entrance lobby and stain glass windows.

Approached via a landscaped front garden, the ground floor offers two communicating reception rooms, family room and a large Poggenpohl kitchen/breakfast room. The garage has been converted to an industrial-styled bike room and gym. The first floor is arranged as four double bedrooms all with en-suite bathrooms. The principal bedroom suite is on the second floor and comprises a large bedroom area with two dressing rooms and a luxury en suite bathroom with an abundance of light provided by impressive custom built roof lights.

This desirable home is further enhanced by a driveway for one/two cars and a delightful landscaped rear garden incorporating an entertaining area. Hampstead Heath is conveniently located moments away, the extensive facilities of both Hampstead (Northern Line) and West Hampstead (Jubilee Line, Thameslink, Overground) are within a mile radius.

**£5,100,000**

**SOLE AGENT**

**Freehold**

























Ground Floor

## Platts Lane NW3

Gross internal area (approx.)

380 Sq m (4086 Sq ft) Including under eaves and under 1.5m

358 Sq m (3854 Sq ft) Excluding under eaves and under 1.5m

For identification only, Not to Scale



First Floor



Second Floor

[www.virtualtours.london](http://www.virtualtours.london)

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