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Est. 1998

Gardnor Road

Hampstead Village

NW3

A superb and elegantly presented Victorian residence located off Flask Walk, in this highly desirable road at the center of Hampstead Village .

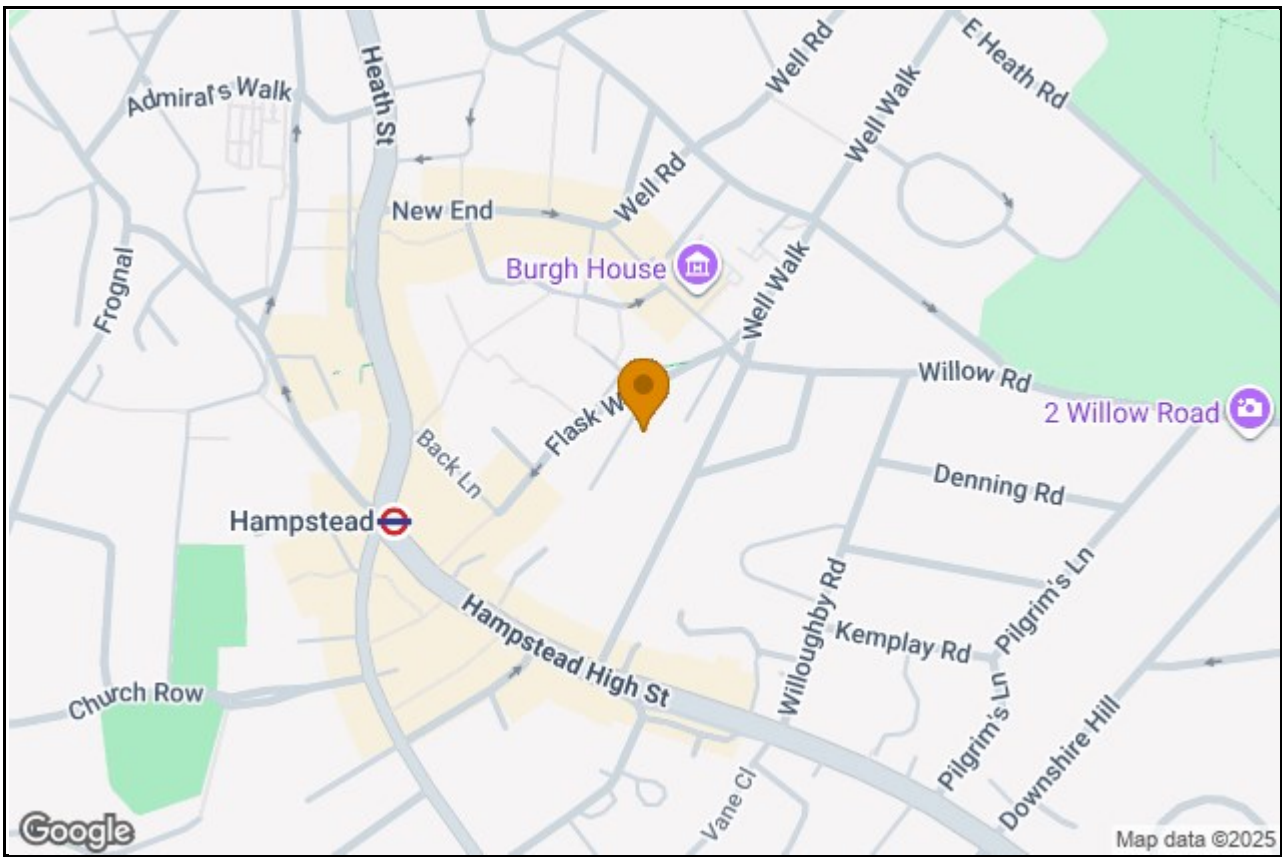
The house boasts bright accommodation and offered in good decorative condition throughout. The current owners have maintained the property to a high standard and it incorporates numerous luxury features.

The raised ground floor enjoys a 25' double reception room with high ceilings with the kitchen/dining room situated on the lower ground with direct access to the southerly facing rear garden.

There's a large principal bedroom with a en suite bathroom on the first floor and the second floor is currently arranged as a bedroom, dressing room/bedroom 4 and a family bathroom. The top floor enjoys another good size bedroom and en suite bathroom with large double aspect dormer windows providing roof top views of the Village and the City beyond.

The house is further enhanced by a delightful patio garden and the fashionable shops, restaurants and cafe's of the Village (Northern Line) are within a short walk.

£3,600,000 **SOLE AGENT** **Freehold**


Admiral's Walk
Heath St
Well Rd
Well Walk
E Heath Rd
New End
Well Rd
Burgh House
Frognal
Well Walk
Willow Rd
2 Willow Road
Back Ln
Flask W
Denning Rd
Hampstead
Willoughby Rd
Kemplay Rd
Pilgrim's Ln
Hampstead High St
Church Row
Pilgrim's Ln
Downshire Hill
Vane Cl
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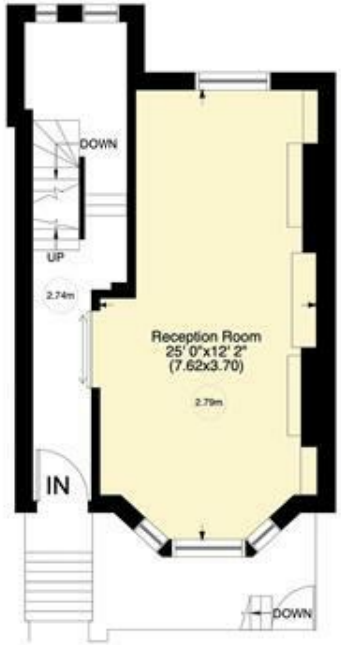
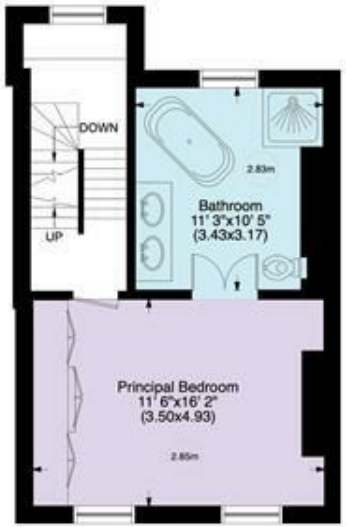
Gardnor Road NW3

Gross internal area (approx.)
182 Sq m (1954 Sq ft) Including under eaves and under 1.5m
177 Sq m (1908 Sq ft) Excluding under eaves and under 1.5m
For identification only, Not to Scale

Lower Ground Floor

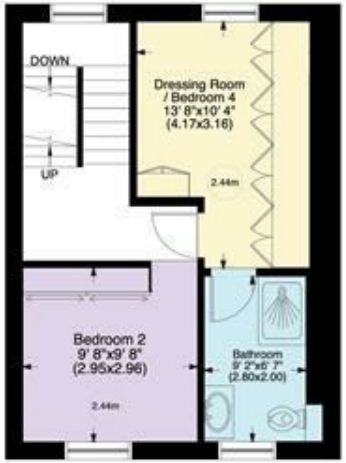


Upper Ground Floor



First Floor

Third Floor



Second Floor

www.WilliamSalisbury.Photography

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