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## Oakhill Avenue Hampstead NW3

On the market for the first time in nearly forty years is this handsome, detached, 7/8 bedroom, Edwardian 'Arts and Crafts' house of some 4,794 sq ft, set back proudly up off the road on one of the most exclusive treelined residential avenues located just off of Redington Road, and thereby within a comfortable 8 - 10 minute walk to Hampstead Village.

This impressive home retains a number of understated period features including a striking paneled entrance lobby and discrete staff lobby, a remnant from a bygone age. The house lends itself to large scale family living with a drawing room, dining room/reception 2, tv room/study, kitchen/breakfast room, utility room, guest WC and shower room on the ground floor.

The first floor offers a principal bedroom suite of bedroom, dressing room/sitting room & en-suite bathroom, three further large double bedrooms, a fourth small double bedroom/study and a family bathroom. The second floor provides three double bedrooms and a family bathroom.

A major feature of the house is the beautifully mature two tiered 93' x 44' rear garden which is made up of a central lawn with deep flowering beds, mature trees, all approached from a large paved terrace.

The house would benefit from updating and could be extended to the rear at ground floor level and perhaps even a basement leisure area could be created subject to the usual consents.

**£7,500,000**

**JOINT SOLE AGENT**

**Freehold**





















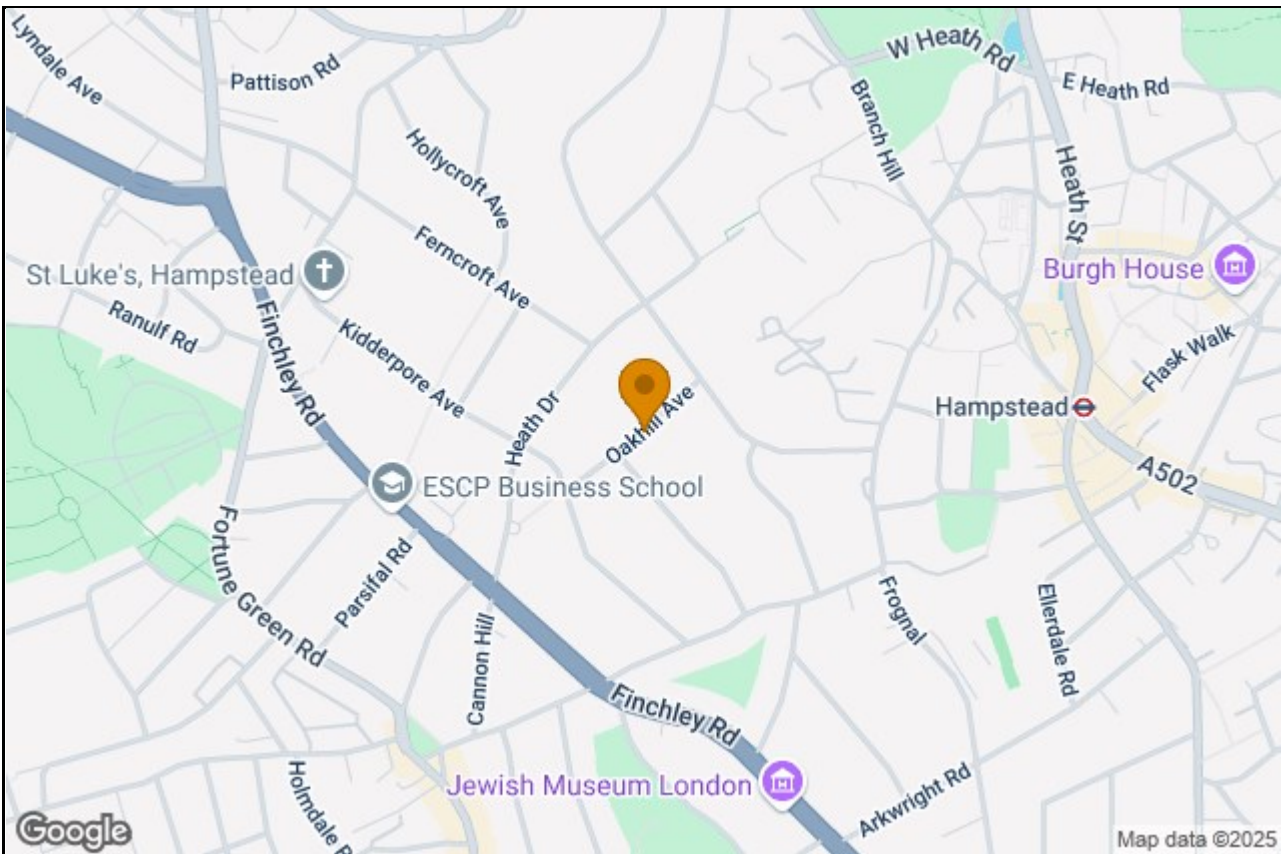














# Oakhill Avenue, London, NW3 7RE

Approximate Area = 4794 sq ft / 445.3 sq m (excludes store)

Limited Use Area(s) = 16 sq ft / 1.5 sq m

Outbuilding = 114 sq ft / 13.3 sq m

Total = 4924 sq ft / 457.4 sq m

For identification only - Not to scale



Denotes restricted  
head height

