



18 | WESTOVER HILL | NW3





Set in a discreet gated development, a truly stunning 5 bedroom family house extending to approx. 5,279 sq ft with indoor heated swimming pool and large secluded garden. The property has recently undergone a complete refurbishment and has been interior designed to the highest of standards. Westover Hill is a private road accessed via security gates close to Hampstead Heath and Golders Hill Park. This extensive home offers tremendous open plan living space and family accommodation within a wonderfully secure and peaceful setting.











LOWER GROUND FLOOR | Media / play room with en suite shower | gym | guest WC | indoor heated swimming pool | utility cupboard

GROUND FLOOR | Large hallway | reception room open to dining room | kitchen | breakfast/ family room | study | guest WC | full width glass doors onto terrace

FIRST FLOOR | Master bedroom | dressing room | master en suite bathroom | guest bedroom suite | 3 further double bedrooms | 2 further bathrooms | utility cupboard

GATED DEVELOPMENT | DOUBLE GARAGE | OFF-STREET PARKING | 23m x 10m GARDEN SWIMMING POOL

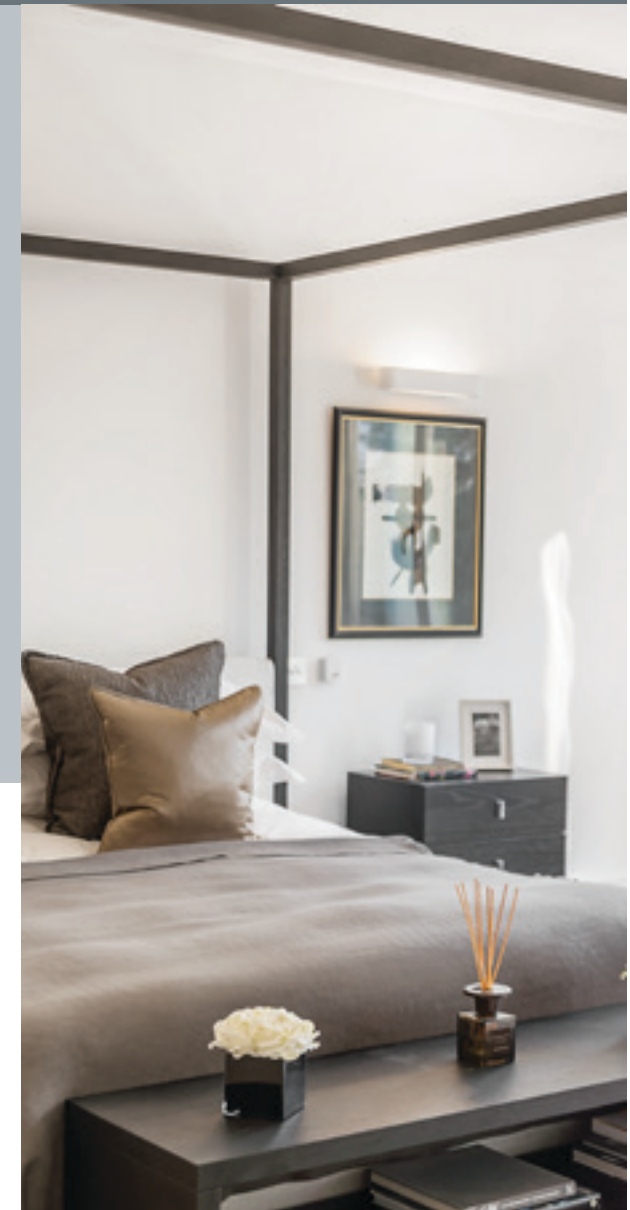
- Air conditioning to all bedrooms and gym
- Fully equipped bespoke kitchen
- Motorised curtains & blinds in reception room and gym
- Gas fireplace to reception room
- Under-floor heating to all bathrooms, gym and swimming pool areas
- Independent gas central heating and pressurised hot water system
- Utility room with stacked washing machine/dryer on both lower ground and first floor levels
- Glass sliding doors in dining area opening onto raised terrace overlooking garden

ARCHITECTURE & INTERIOR DESIGN
Obbard

APPROXIMATE GROSS INTERNAL AREA
5,279 sq ft / 491 sq m

EPC Rating C
*Energy Performance Certificate available on request

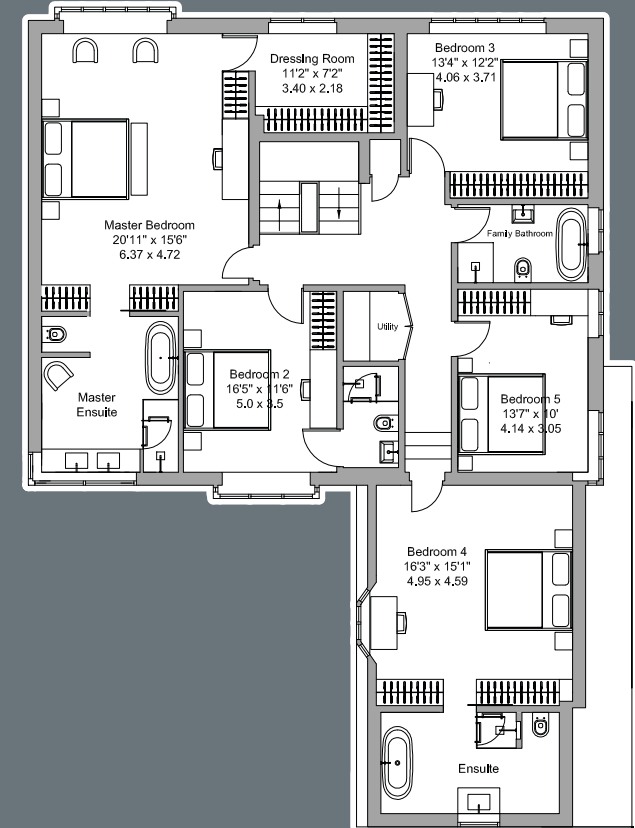
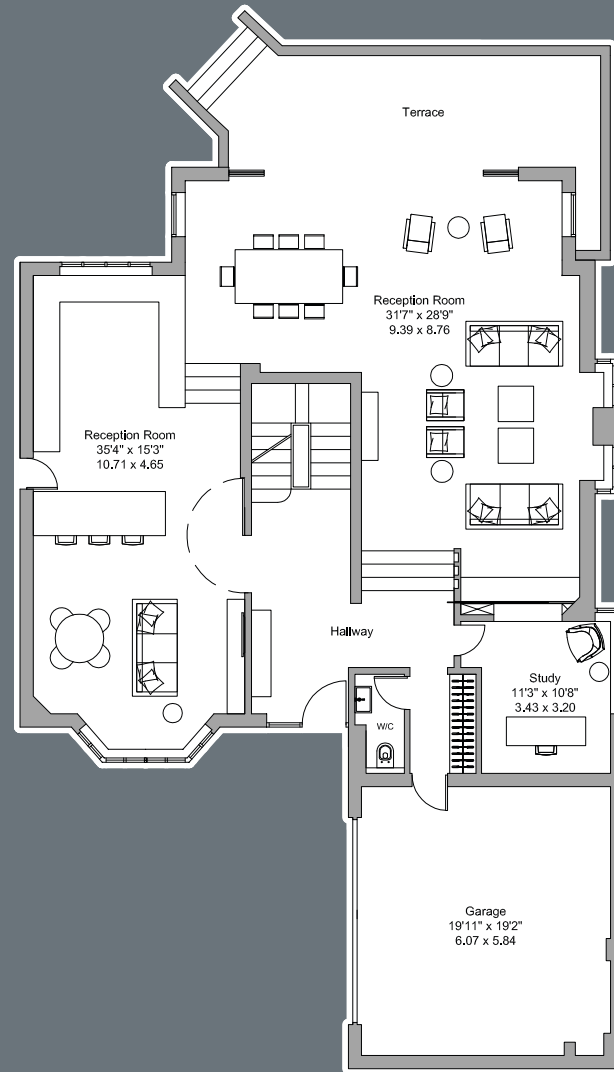
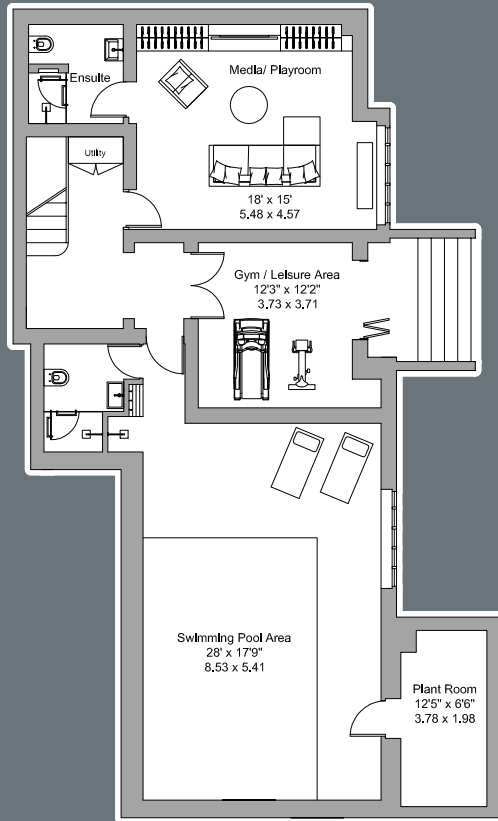
COUNCIL TAX
Band H



| Energy Efficiency Rating | |
|--------------------------|---|
| 92-100 | A |
| 81-91 | B |
| 69-80 | C |
| 55-68 | D |
| 39-54 | E |
| 21-38 | F |
| 1-20 | G |

England & Wales

APPROXIMATE GROSS INTERNAL AREA
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Email: info@obbard.co.uk
 Phone: 020 7349 8920
www.obbard.co.uk

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