



**25 Redington Gardens, London  
NW3 7RX  
Asking price £9,950,000 Freehold**

**IAN GREEN**  
RESIDENTIAL

A spectacular recently built semi detached house (7352 sq ft) finished to an exceptional standard throughout and offers a wealth of luxury benefits including state of the art technology, a lift, off-street parking and private 61ft garden. Arranged over five floors, the basement features a games room /bar, gym, changing rooms, cinema, study and staff bedroom suite. The lower ground floor comprises a contemporary kitchen/ dining room with direct access to a patio with stairs to the garden, utility room, pantry, snug, guest bedroom suite with dressing area and en-suite bathroom. On the ground floor there is a grand hallway leading to a stunning dining room connecting to the reception room which overlooks the garden and a guest cloakroom. The first floor provides access to the principal suite with its spacious sitting area, dressing room and bathroom, along with two further bedrooms and a family bathroom. The top floor has two further bedrooms one with ensuite bathroom and the other an ensuite shower room separate store room and eve storage is an added advantage. Driveway with parking for two cars. The property is ideally located for access to the charming shops, restaurants and cafes of Hampstead Village, as well as the beautiful green open spaces of Hampstead Heath. For transport, Hampstead Underground Station (Northern Line) is approximately 750 metres away. \*(several items of furniture have been removed since the images were taken).



**Redington Gardens, Hampstead NW3**

Approximate Gross Internal Area:  
863.0 sq.m. / 7752 sq.ft.  
(Including reduced height areas,  
below 1.9m - 14.7 sq.m. / 158 sq.ft.)



Basement

APPROX. SCALE  
0 1 2 3M  
0 1 2 3M



Lower Ground Floor



Ground Floor



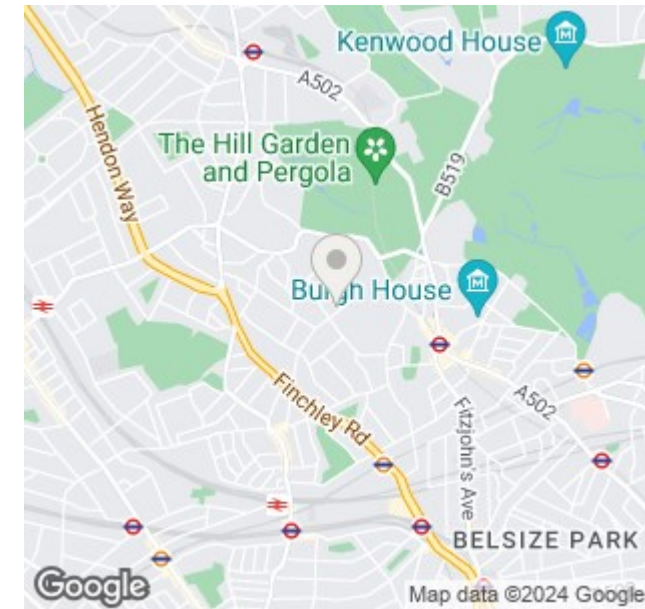
Second Floor



First Floor

www.ProplanUK.co.uk  
The plan is for guidance only and must not be relied upon as a statement of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		



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