



Woodsome Road, London, NW5

£2,395,000

Freehold



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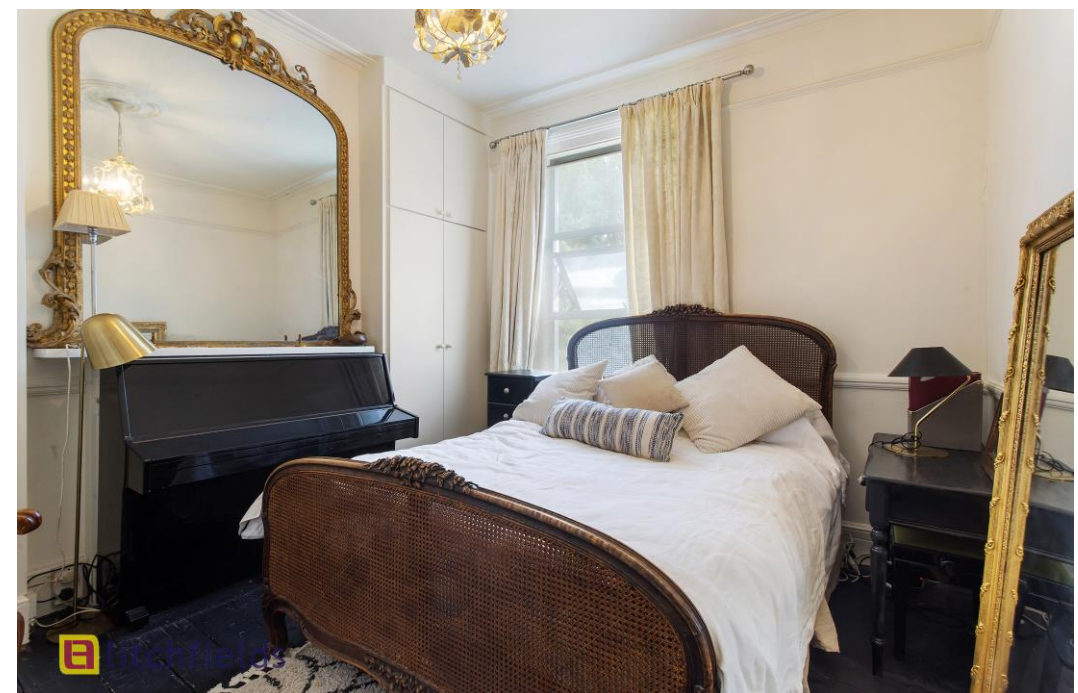
offices also in hampstead garden suburb



We are pleased to offer for sale this characterful 5 bed late Victorian terraced family home on a quiet residential street in the heart of the Dartmouth Park conservation area. This lovely house has been refurbished by the current owners who have added many refinements, including rewiring and new plumbing, whilst retaining a lot of period charm. You enter at the raised ground floor level which provides an elegant front reception with original cornicing and a feature fireplace a second rear reception, currently used as a bedroom, a rear bedroom or study and a shower room with separate WC. Stairs take you down to the garden level and a suite of rooms comprising a spacious kitchen and dining area, utility room, with separate outside entrance, guest wc and rear bedroom/study. Planning permission has been granted to extend at this level and create a very spacious and versatile living, kitchen and dining space c.42' X 17'. French doors lead out to a lovely, mature, south facing rear patio and garden, beautifully arranged and fully wired and lit to create outside workspaces, complimented by a lovely summer house/workshop with covered storage at the side and rear. The first floor offers a sumptuous master bedroom suite (formerly 3 bedrooms) with ample double bedroom, luxury en-suite bathroom with tumbled marble floor and underfloor heating and plentiful built-in storage. The top floor has a large double bedroom with 'snug' area and en-suite shower room. Woodsome Road is enviably located moments from Hampstead Heath and the convenience shopping, restaurants and cafes on Swains Lane, York Rise and in Highgate Village. Transport links at Tufnell Park and Kentish Town as well as numerous bus routes to central London and the City. EPC - D



Elegant late Victorian 5 bedroom terraced family home
Recently refurbished/re-configured
2 receptions
5 bedrooms (2 en-suite)
Spacious kitchen-dining area
Further shower room/2 guest WCs
Utility room with separate front entrance
Lovely south facing rear garden and summer house
Planning permission to extend and create a large lower ground floor space: 42' X 17'
Close to shopping, Heath and transport links







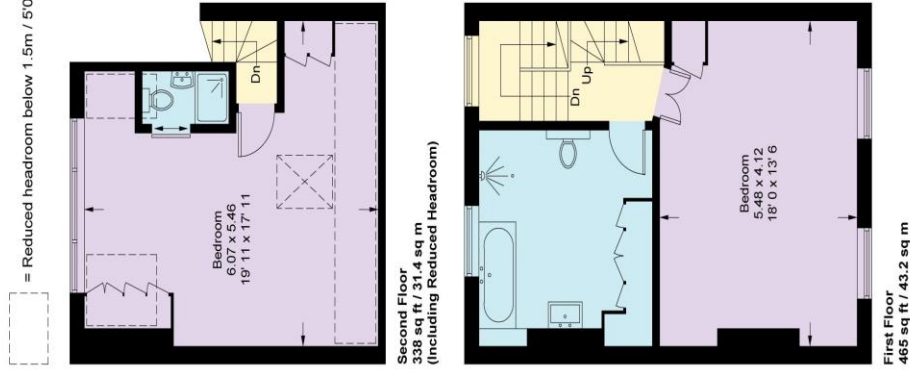
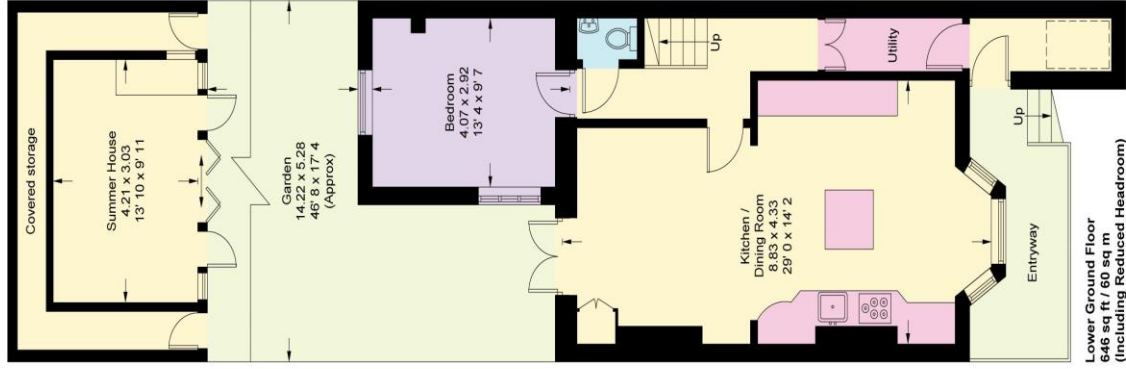
Woodsome Road

Approximate Gross Internal Area = 1956 sq ft / 181.7 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 90 sq ft / 8.4 sq m

Summer House = 132 sq ft / 12.3 sq m

Total = 2178 sq ft / 202.4 sq m



Ground Floor
597 sq ft / 55.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.