

Netherhall Gardens

London, NW3

WAYNE & SILVER

The Property



We are thrilled to present this exceptional family residence, nestled in the prestigious and sought-after area of Hampstead. This magnificent property boasts an impressive 6 spacious bedrooms and has been meticulously designed to combine both modern luxury and comfort with a classic touch.

As you approach the house, you'll be greeted by a secure entrance with gated off-street parking, ensuring both convenience and privacy. Inside, the residence spans in excess of 6,091 sq ft, providing an abundance of living space across multiple levels.

The property features a range of top-tier amenities designed for ultimate relaxation and well-being with a spacious gym and sauna room.

Each of the 7 bedrooms are generously proportioned while the layout has been thoughtfully designed to ensure that every room is both functional and stylish, with high-end finishes and modern touches throughout.

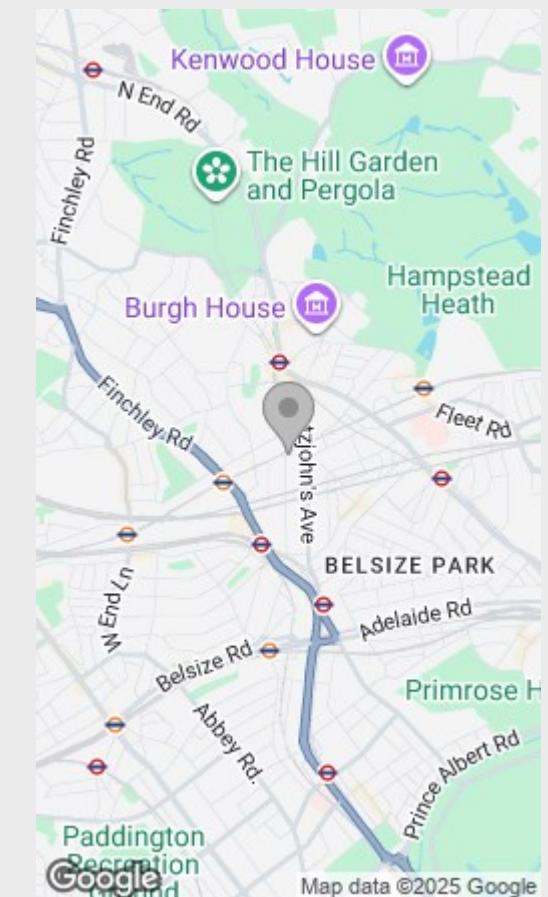
This home represents the perfect blend of luxury living, convenience, and comfort in one of London's most desirable locations, making it an ideal choice for those seeking a truly special place to call home. Hampstead High Street and underground station are located just a few minutes walk away.

PLEASE NOTE SOME FURNISHINGS HAVE BEEN ARTIFICIALLY ADDED WITH CGI AND SHOULD NOT BE RELIED UPON AS STATEMENT OF FACT.





Location







Netherhall Gardens

ASKING PRICE

£8,950,000

BEDROOMS

6

BATHROOMS

6

INTERNAL

6091.00 sq ft

EPC

C

LOCAL COUNCIL

Camden

TAX BAND

H

TENURE

Freehold

YEARS REMAINING

n/a

SERVICE CHARGE

n/a

Floorplan & EPC

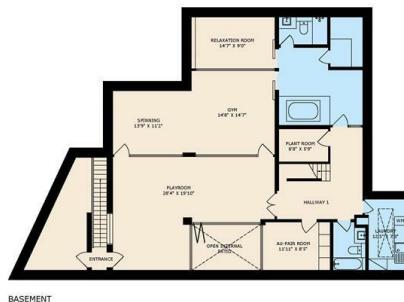
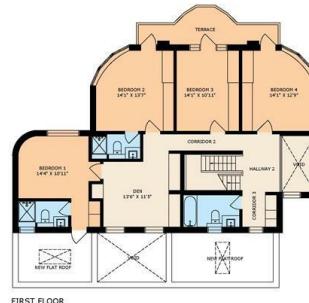
ASKING PRICE

£8,950,000

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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GROSS INTERNAL AREA 6091 SQ. FT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

WAYNE & SILVER

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We would be delighted to tell you more
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