



**Birchwood Drive, London NW3 7NB**

**WAYNE  
& SILVER**

# Birchwood Drive, London NW3 7NB

This well-presented detached family home offers contemporary living across approximately 3,000 square feet, set within a prestigious award-winning gated development. Arranged over three floors, the property is filled with natural light and provides five spacious bedrooms, a private wrap-around garden and dedicated parking.

The accommodation includes an impressive double-height entrance hall, a split-level reception, dining area and kitchen ideal for family living and entertaining, along with a study and guest cloakroom. The upper floor comprises four double bedrooms with fitted wardrobes, including a principal suite with en suite bathroom and private terrace. Two bedrooms benefit from mezzanine levels, alongside a family bathroom.

The ground floor offers a fifth bedroom and bathroom, a versatile second reception room suitable as a gym or playroom, and a utility and boot room.

Ideally positioned next to Hampstead Heath and close to Hampstead Village, the property benefits from excellent local amenities and convenient transport links into Central London.

   **EPC**  
**5** **3** **3**

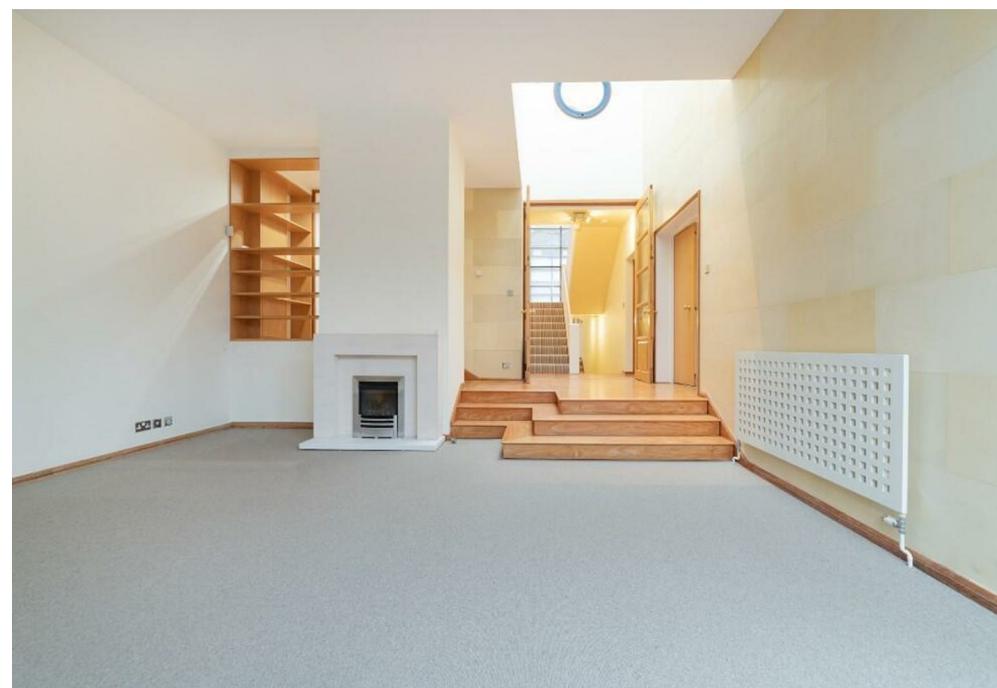
**Guide price:** £15,600 Per Month

**Tenure:**

**Service Charge:** Add text here

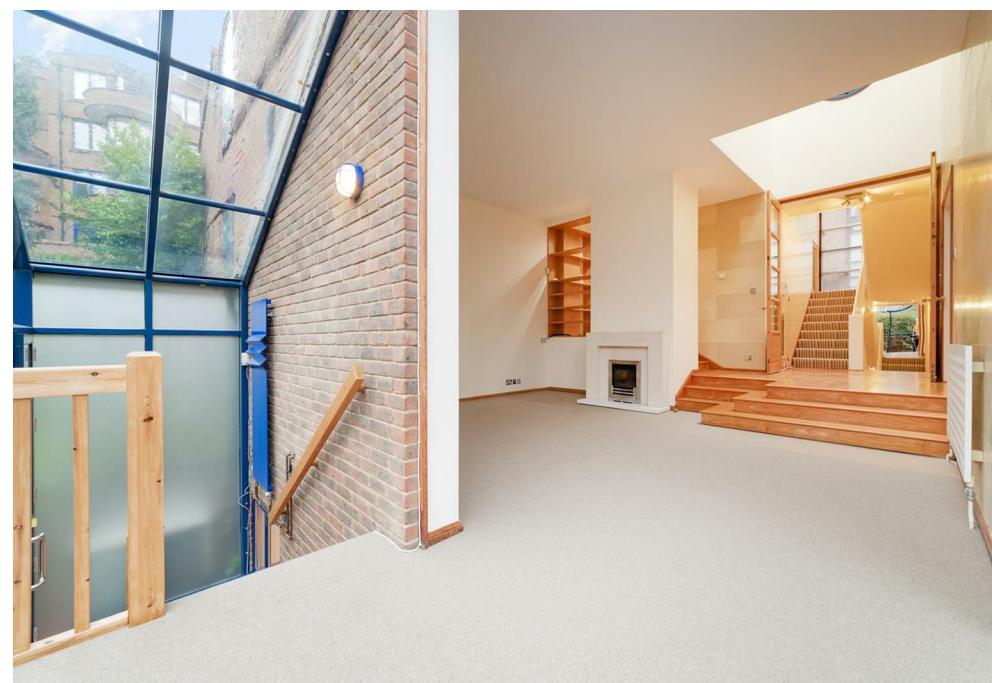
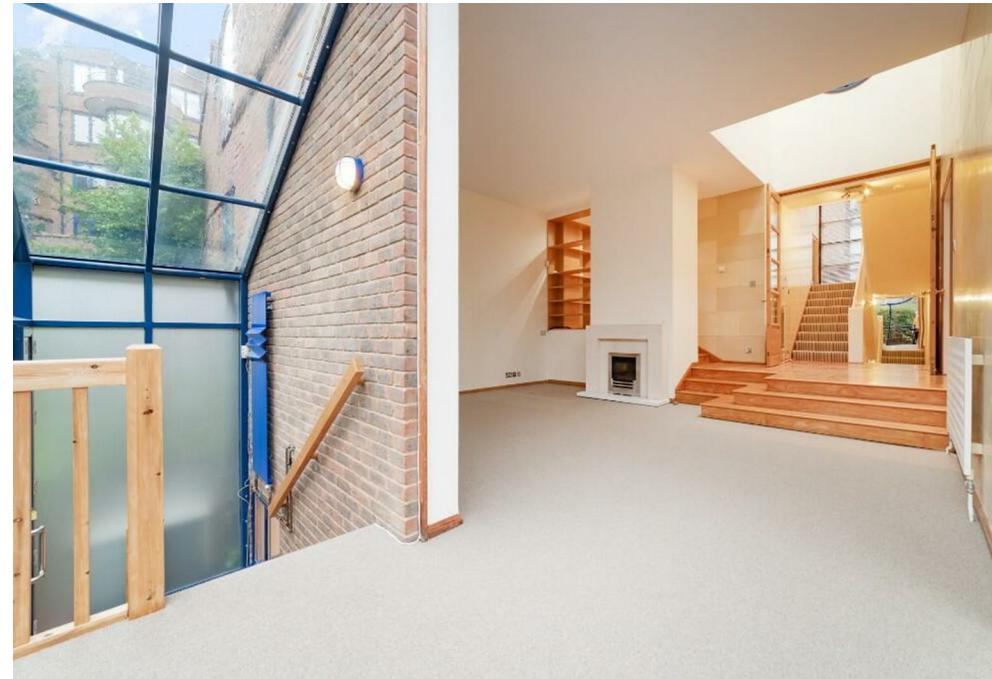
**Local Authority:**

**Council Tax Band:**









Birchwood Drive, NW3



Approx Gross Internal Area **2885 Sq Ft - 268.37 Sq M**

(Excluding Mezzanine)

Approx Floor Area Including Restricted Heights **2938 Sq Ft - 272.94 Sq M**

For Illustration Purposes Only - Not To Scale. Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com). Ref No. 23511

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should carry themselves by inspection, research, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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