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Est. 1998

Wildwood Road

Hampstead Garden Suburb

NW11

Set back behind a deep grass verge, located close to the huge open spaces of the Heath extension and backing directly onto one of the fairways of Hampstead Golf Club, is this delightfully characterful, surprisingly lateral and bright semi-detached five bedroom Grade II Listed family house of some 2,575 sq ft (gross) which retains many period features and benefits from a huge, wonderfully mature garden with the house sitting on a total site of approximately 0.2 acres.

Unlike many houses in the Suburb, the ground floor of this house boasts three generously sized intercommunicating reception rooms with the original Crittall doors leading on to the rear garden, kitchen/breakfast room, study (which was originally the garage), utility cupboard and guest WC.

The first floor offers a principal suite comprising double bedroom (with a birds-eye view of the wonderful garden) and large en-suite bathroom, two further double bedrooms and a family bathroom. The second floor enjoys two further bedrooms, one of which includes a dressing room & en-suite bathroom.

Whilst the house requires some updating, it is a virtually unique. A major feature of the house is the southerly facing sun-trap lawned garden which wraps itself around the property. The house also comes with off street parking for two/three cars.

£2,795,000 **JOINT SOLE AGENT** **Freehold**

KILIMS

Wildwood Road NW11

Gross internal area (approx.)
239 Sq m (2575 Sq ft) Including under 1.5m
222 Sq m (2395 Sq ft) Excluding under 1.5m

Site Area (approx.)
Acre 0.2 Hectares 0.081

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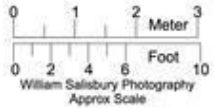

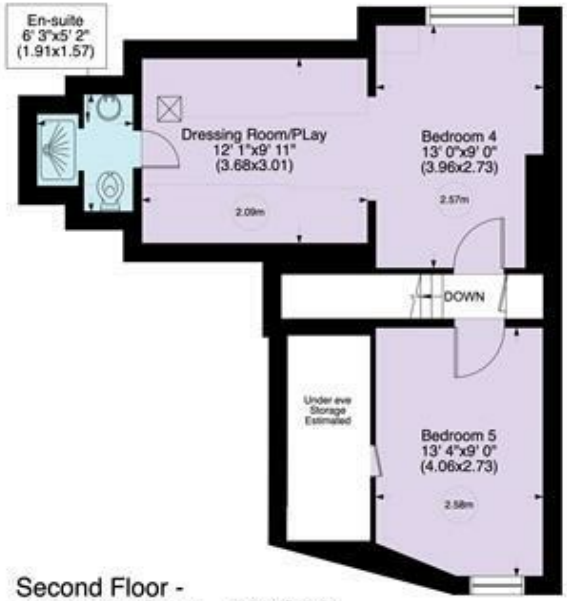

Second Floor -
Approx 45 Sq m - 486 Sq ft

Ground Floor -
Approx 106 Sq m - 1141 Sq ft

First Floor -
Approx 88 Sq m - 944 Sq ft

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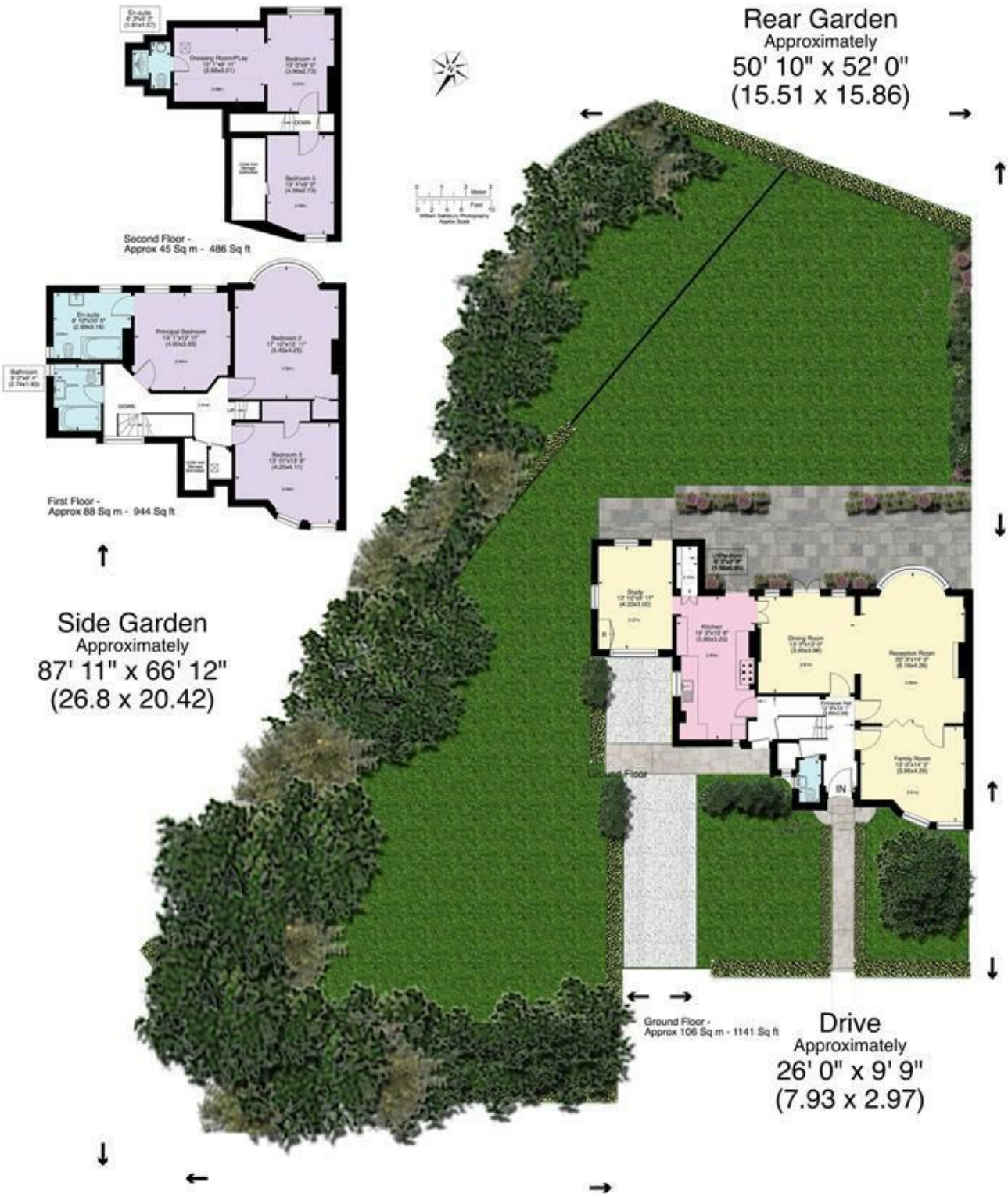

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