

Denning Road  
London, NW3

WAYNE & SILVER

# The Property

This exceptional double-fronted family residence on Denning Road, dating back to the 18th century, is offered to the market for the first time in 50 years. Originally a farmhouse, it has been meticulously restored and modernised, blending historic character with contemporary elegance.

Extending to approximately 7,922 sq. ft. across five expansive floors, the house provides bright, adaptable living spaces perfectly suited to modern family life, while showcasing many original period features.

Accommodation includes seven generously proportioned bedrooms, with the principal suite forming a true private retreat. This luxurious space is complete with an ensuite bathroom, a walk-in wardrobe, and an adjoining sitting room.

Abundant natural light enhances the inviting atmosphere throughout the home.

A spectacular roof terrace crowns the property, offering panoramic city views and all-day sunshine, an ideal setting for both quiet relaxation and stylish entertaining and a state-of-the-art sound system.

Formerly conceived as a swimming pool - gym complex, the basement has been reimagined as an entertainment area and cinema.

Enhanced for practicality and security, the house benefits from two internally connected garages and discreet automatic shutters.

Adding to its versatility, the property also incorporates a self contained one-bedroom apartment with its own entrance, providing excellent accommodation for extended family, guests, or staff. If desired, it can be seamlessly integrated into the main house.





# Key Features

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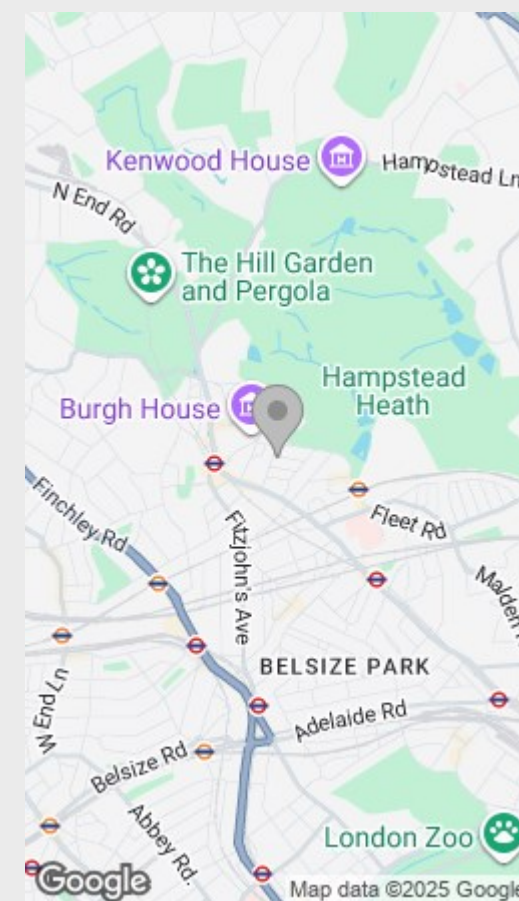
- Extraordinary 18th Century House
- 7992 sq ft
- 7 bedrooms 7 bathrooms
- Roof Terrace
- Flexible entertaining space
- Grand period features throughout
- 2 garages
- Separate self contained apartment







## Location

















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## Denning Road



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**£9,500,000**

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BEDROOMS

6

BATHROOMS

7

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INTERNAL

7922.00 sq ft

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EPC

D

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LOCAL COUNCIL

Camden

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TENURE

Freehold

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# Floorplan & EPC

£9,500,000

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## 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.

Denning Road, NW3

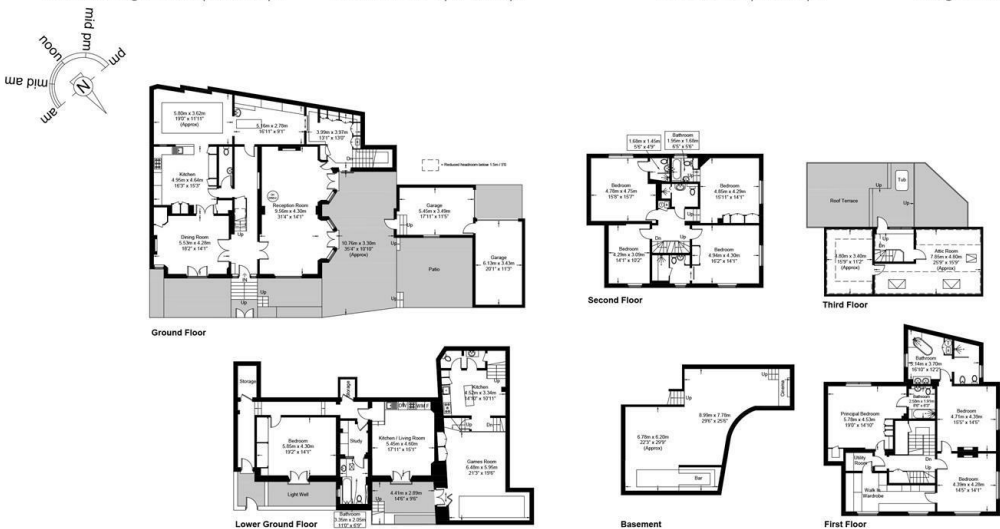
Approximate Gross Internal Area = 7922 sq ft / 736.0 sq m

Restricted Height = 297 sq ft / 27.6 sq m

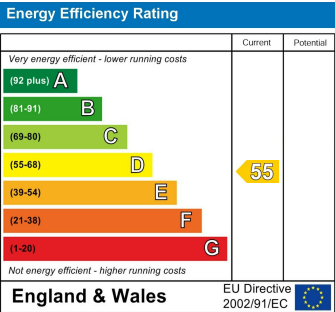
Basement = 747 sq ft / 69.4 sq m

Outhouse = x sq ft / x.x sq m

Garages = 439 sq ft / 40.8 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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