

NEVILLE DRIVE N2



FREEHOLD. JOINT AGENT.

GUIDE PRICE £3,950,000.

RECEPTION ROOM: DINING ROOM: TV ROOM: KITCHEN: SUN ROOM: 2 GUEST WC'S: PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING ROOM: 4 FURTHER BEDROOMS: FAMILY BATHROOM: DOUBLE GARAGE: LANDSCAPED GARDEN: OFF-STREET PARKING: COUNCIL TAX BAND H





On the market for the first time in over 51 years and set behind a carriage driveway with off street parking for 4/5 cars, is this detached 5-bedroom family home, backing directly on to Hampstead Golf Course.

Now in need of a programme of refurbishment or redevelopment , this offers the perfect opportunity for a purchaser to personalise their dream home in Hampstead Garden Suburb.

Spanning 4,183 sq ft over 3 floors, the ground floor features a drawing room, a dining room and a sunroom all overlooking the patio and garden, a kitchen leading onto a utility room, a tv family room and a guest WC.







In addition, there is a double garage that is ripe for conversion, subject to the usual consents required.

On the upper floors there are 4/5 bedrooms including a principal suite with a dressing room and large bathroom and a magnificent home office on the top floor.

The south facing landscaped garden to the rear has been kept beautifully and offers privacy and seclusion.











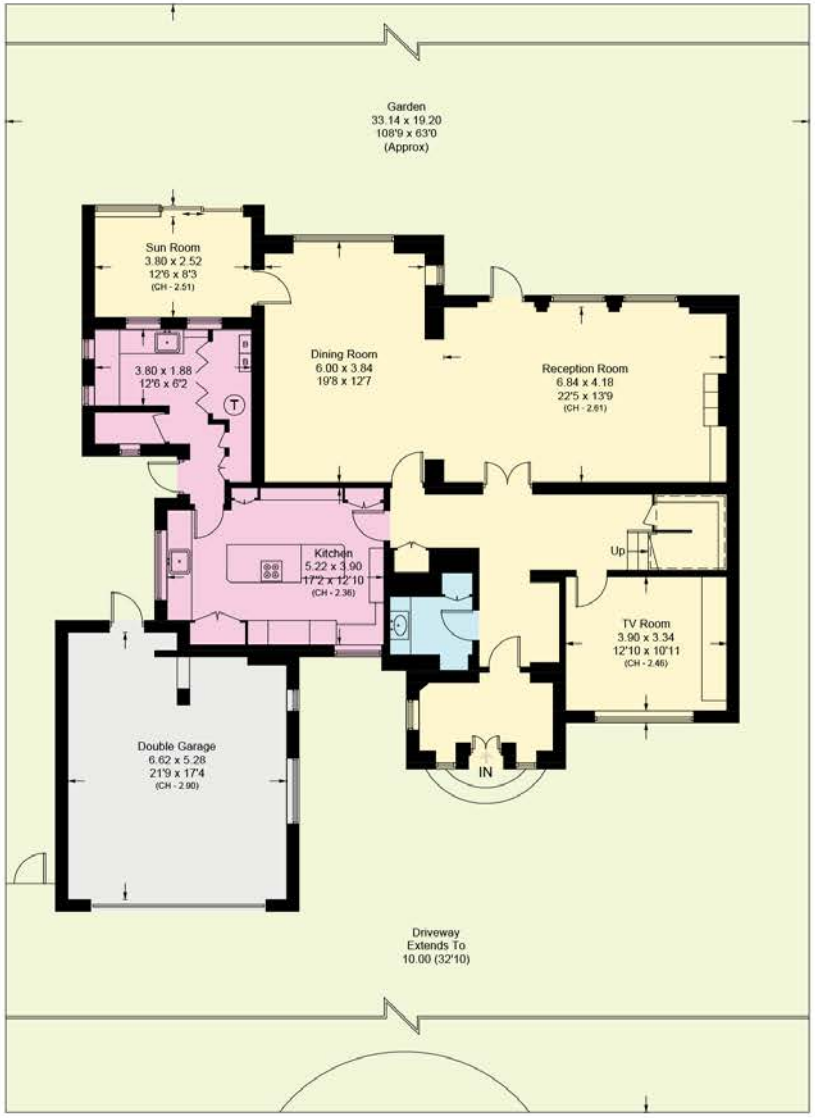


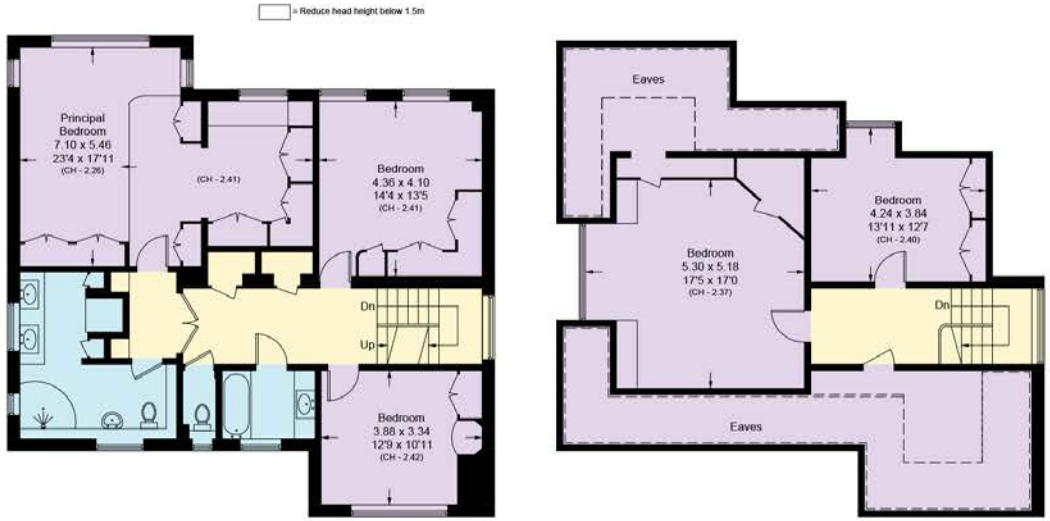




Neville Drive, N2

Approximate Area = 354.8 sq m / 3819 sq ft
Double Garage = 33.8 sq m / 364 sq ft
Total = 388.6 sq m / 4183 sq ft
(Including Limited Use Area / Eaves 35.9 sq m / 387 sq ft)





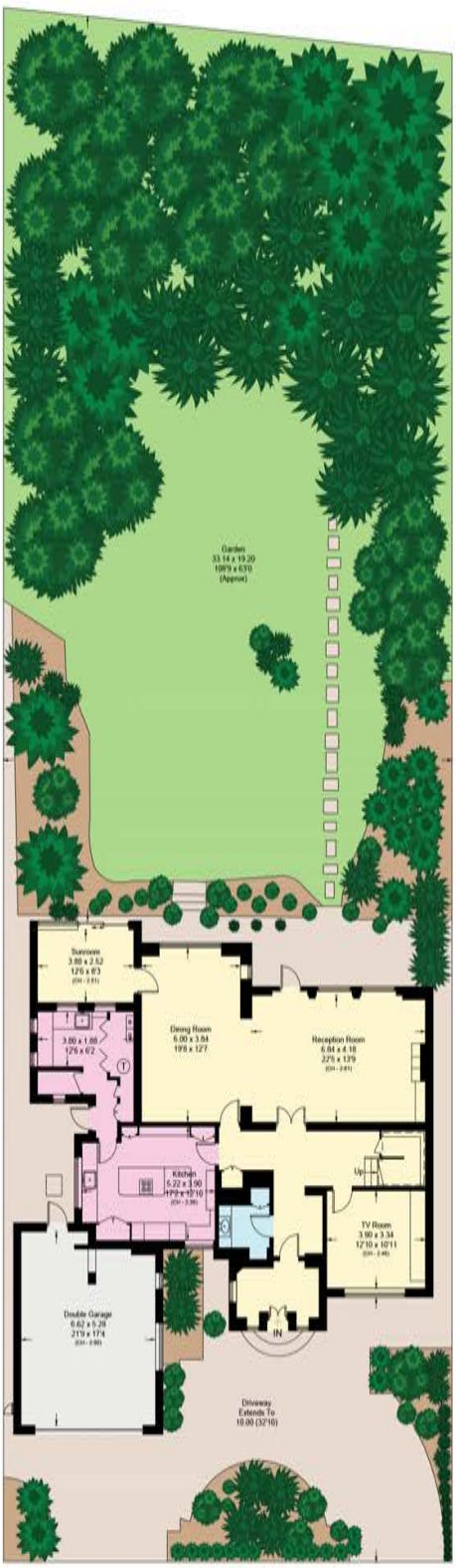
Ground Floor
Approximate Area = 150.6 sq m / 1621 sq ft
Including Limited Use Area (3.6 sq m / 39 sq ft)

First Floor
Approximate Area = 106 sq m / 1141 sq ft

Second Floor
Approximate Area = 98.2 sq m / 1057 sq ft
Including Limited Use Area (32.3 sq m / 348 sq ft)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Neville Drive, N2



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