

**SADHANA HOUSE
ELM WALK
LONDON
NW3**



Bargets Estate Agents

**AN EXCEPTIONAL DETACHED DOUBLE FRONTED EDWARDIAN MANSION
SET BEHIND A ELECTRIC GATED CARRIAGE DRIVEWAY**



An exceptional detached double fronted Edwardian mansion, set behind a electric gated carriage driveway.

Nestled and quietly positioned in a highly desirable sought after cul-de-sac moments from Hampstead Heath.

This charming, characterful and attractive family home provides superb entertaining spaces and generous bedroom suites throughout.

Situated in the verdant Elm Walk, Hampstead, Sadhana House is a tranquil escape that is as peaceful as refined.

Enviably positioned just moments from the open spaces of Golders Hill Park and Hampstead Heath beyond. The vibrant cafés, boutiques, and restaurants of Hampstead Village are within easy reach, while both Golders Green and Hampstead Underground Stations (Northern Line) offer convenient access into the vibrant heart of Central London.

FREEHOLD

PRICE ON APPLICATION

Triple Volume Reception Hall With Guest Cloakroom
Vaulted Dining Room
Drawing Room
Sitting Room/Study
Master Bedroom With En Suite Dressing Room & Bathroom
4 Further Bedrooms With Walk In Wardrobes & En Suite Bath Shower Rooms
Bedroom 6 With En Suite Shower Room
Playroom/Gym
Kitchen/Breakfast/Family Room
Utility Room
96ft Rear Garden
Integral Garage
Carriage Driveway With Extensive Off Street Parking
CCTV
Partial Underfloor Heating
New LED Lighting System
Air Conditioning To Principle Rooms

Lapsed Approved Planning Permission

First floor side extension. Conversion of existing garage into habitable space.
New access door from the side path to create self-contained entrance/exit.
Existing first floor rear bay window increased in depth.

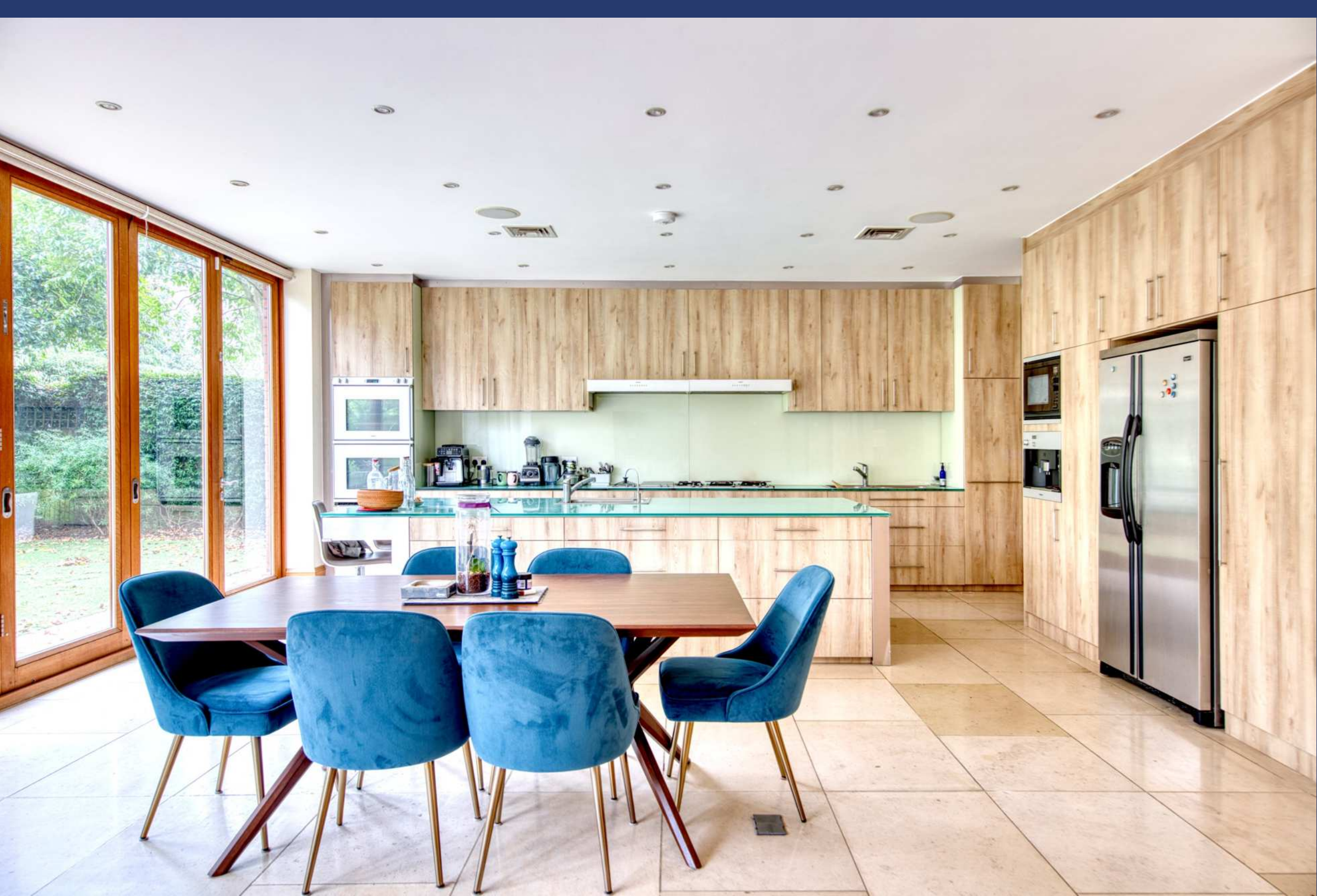


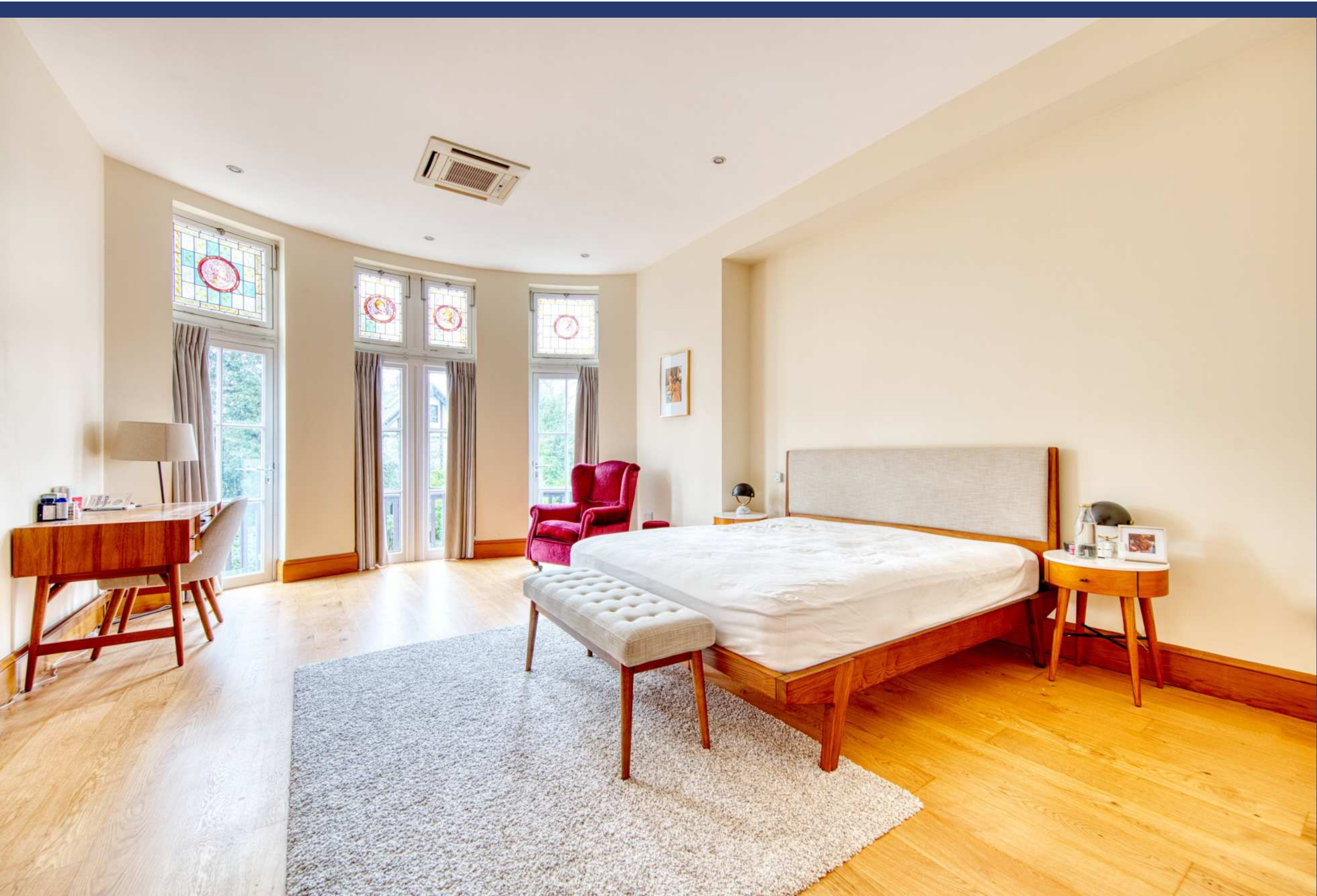


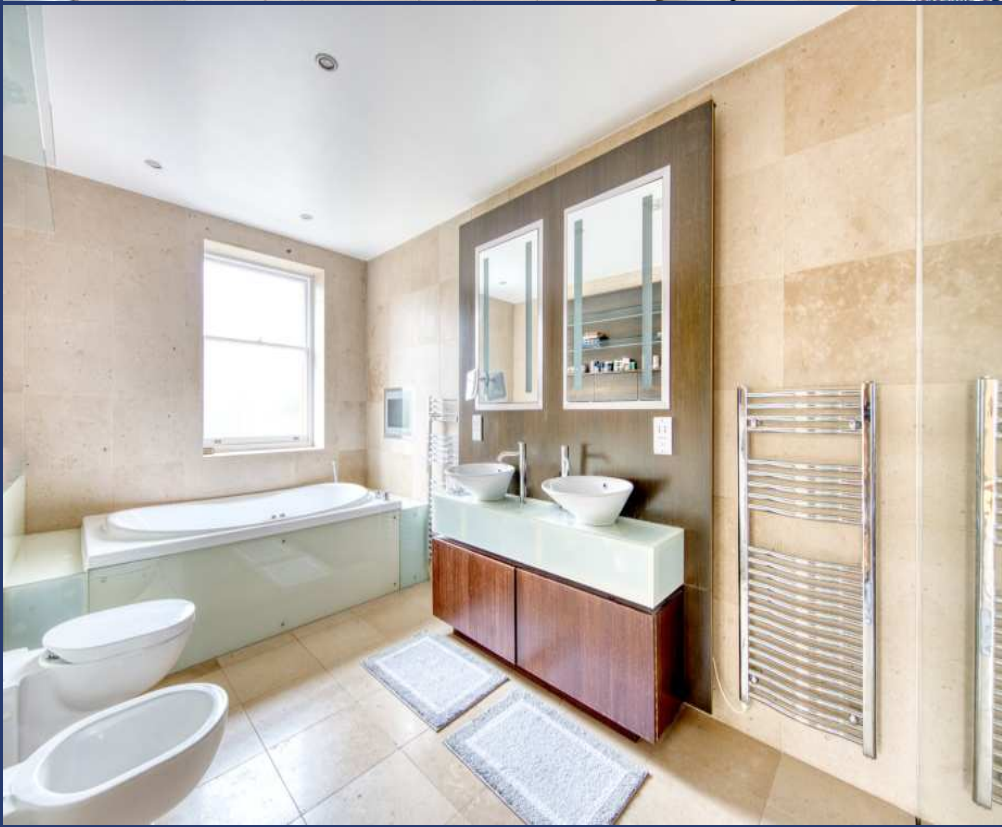






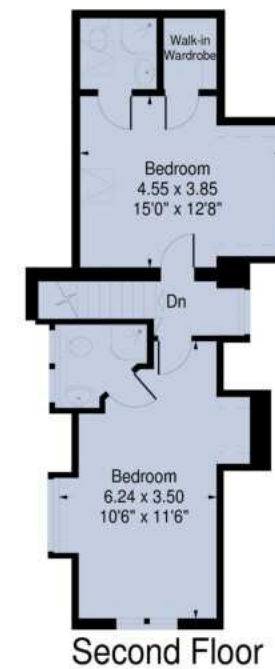












Approximate Gross Internal Area:
539.5 sq.mts. / 5807 sq.ft.
(not including void; including reduced height area,
below 1.5m - denoted with dashed line)
Reduced height area - 1.0 sq.mts. / 11 sq.ft.
Void - 8.5 sq.mts. / 91 sq.ft.

