



Wildwood Road
Hampstead Garden Suburb
London NW11



Autumn hues, West Meadow Hampstead Heath.

Full planning consent has been granted to create a magnificent 6-bedroom detached family home spanning 8,557 sq. ft (795 sq. m) over 4 floors with spa, pool and cinema facilities.

Set on a 0.34-acre plot backing on to and with direct access to Turners Wood Bird Sanctuary and directly opposite The Hampstead Heath Extension.

An aerial photograph showing a residential area on the left with several large houses, a road running horizontally across the middle, and a vast green field with scattered trees on the right. A white rectangular box highlights a specific plot of land located between the houses and the road. The text 'HAMPSTEAD HEATH EXTENSION' is overlaid in white capital letters on the green field, and 'TURNER'S WOOD' is overlaid in white capital letters on the wooded area at the bottom left.

HAMPSTEAD HEATH EXTENSION

TURNER'S WOOD

The plot benefits almost immediate access in to the open green expanse of the Hampstead Heath Extension with some 12.5 acres of tranquil woodland, grassland and recreational space.

Hampstead Heath itself lies just to the south within a 15 minute stroll – spanning 790 acres of ancient woodland, rambling heathland and quiet waterways.

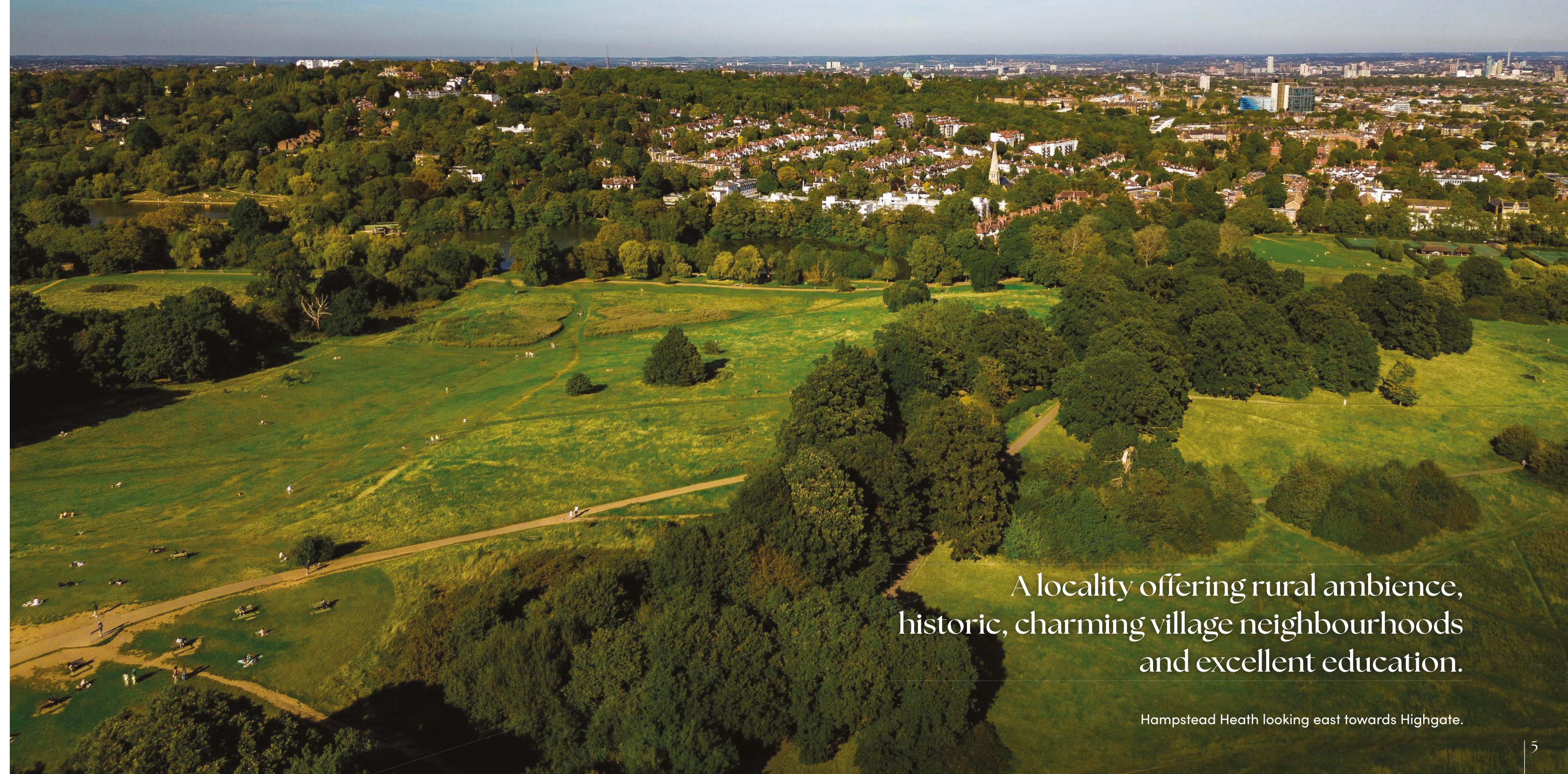
Adjoining the heath to the north is the former stately home and grounds of Kenwood House and to the south east, Parliament Hill with its fabulous views across Central London.

While a vast rural expanse surrounds Wildwood Road, the plot lies within easy reach of three Northern line stations. East Finchley, Golders Green and Hampstead – bringing Leicester Square and the heart of the West End to under 20 minutes travel time.



Wildwood Road is situated in between the two affluent neighbourhoods of both Highgate and Hampstead Village – two London villages renowned for historical charm, cultural heritage, leafy lanes and a plethora of local independents, high-end boutiques, cosy cafés, restaurants and top tier education.

Notable schools within convenient proximity include Highgate School, UCS, Henrietta Barnett, The King Alfred School and Channing.



A locality offering rural ambience,
historic, charming village neighbourhoods
and excellent education.

Hampstead Heath looking east towards Highgate.

Transport

BY ROAD

The plot is located within a few minutes drive of the A502, the A1 and the A406 North Circular – together providing direct road links to The West End, The City and Metropolitan London. An average journey time by car from Wildwood Road into the heart of the West End is around 40 minutes drive time.

BY TUBE

There are three underground stations within close proximity of Wildwood Road:

Golders Green	0.7 miles
Hampstead	1.4 miles
East Finchley	1.7 miles

All three provide Northern Line services, typical journey times from Golders Green include:

Euston	13 mins
Tottenham Court Road	17 mins
Leicester Square	18 mins
Bank	24 mins
London Bridge	26 mins



Access to nearby recreational, educational and village amenities include:

BY FOOT

Turners Wood	Direct Access
Hampstead Heath Extension	1 mins
King Alfred School	10 mins
Hampstead Golf Course	12 mins
Golders Green Underground	14 mins
Hampstead Heath (Sandy Heath)	15 mins
Hampstead Garden Suburb (St. Judes Church)	17 mins
Kenwood House	18 mins

BY ROAD

East Finchley Underground	7 mins
Hampstead Underground	7 mins
Hampstead Village	7 mins
Highgate Golf Course	8 mins
Highgate School	8 mins
Highgate Town	10 mins

Photograph opposite:
Hampstead Garden Suburb and St. Judes Church.



Wildwood Road

A spaciously designed family residence

The accommodation comprises:

LOWER GROUND

- Indoor pool
- Gym
- Sauna
- Treatment room
- Cinema room
- Shower & changing facilities

GROUND FLOOR

- Entrance hall
- Open plan kitchen/living
- Sitting room
- TV room
- Dining room
- Study
- Boot room & dog shower
- Garage

FIRST FLOOR

- Principal bedroom with dual bath and dressing rooms
- Principal bedroom balcony
- Bedroom 2 with ensuite
- Bedroom 3 with ensuite
- Play room

SECOND FLOOR

- Bedroom 4 with ensuite
- Bedroom 5 with ensuite
- Walk in storage



Computer generated image of proposed new property frontage.

The overall plot extends across 0.34 of an acre with walled and hedgerow boundaries. The extensive rear garden has a gently contoured landscape incorporating mature trees and a meandering stream.

The plot is currently occupied by an existing home of 4,731 sq.ft.

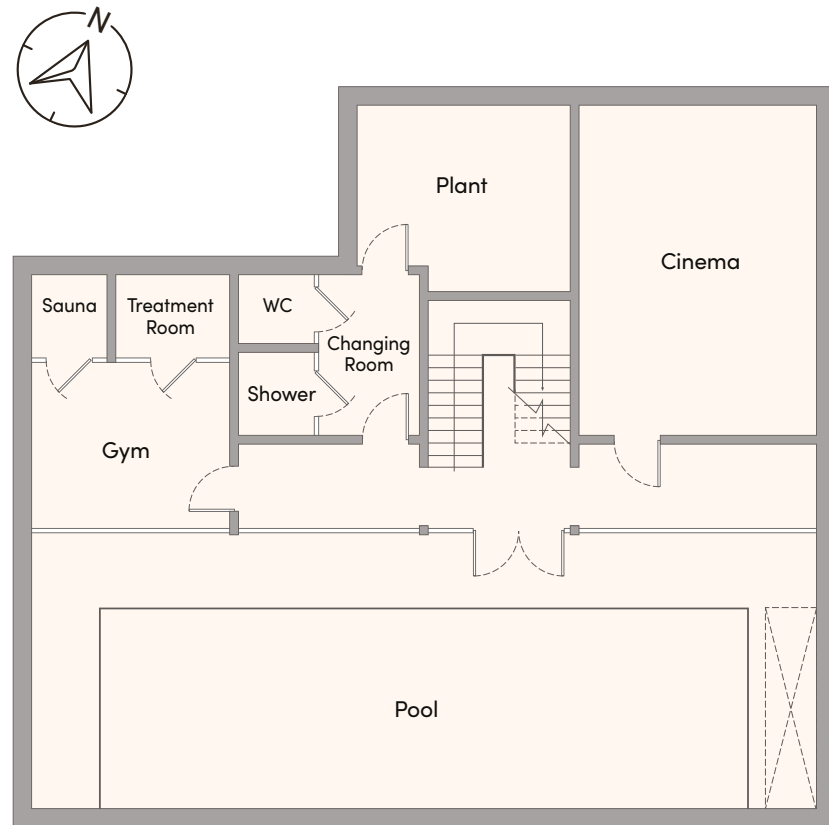


Indicative Site Plan

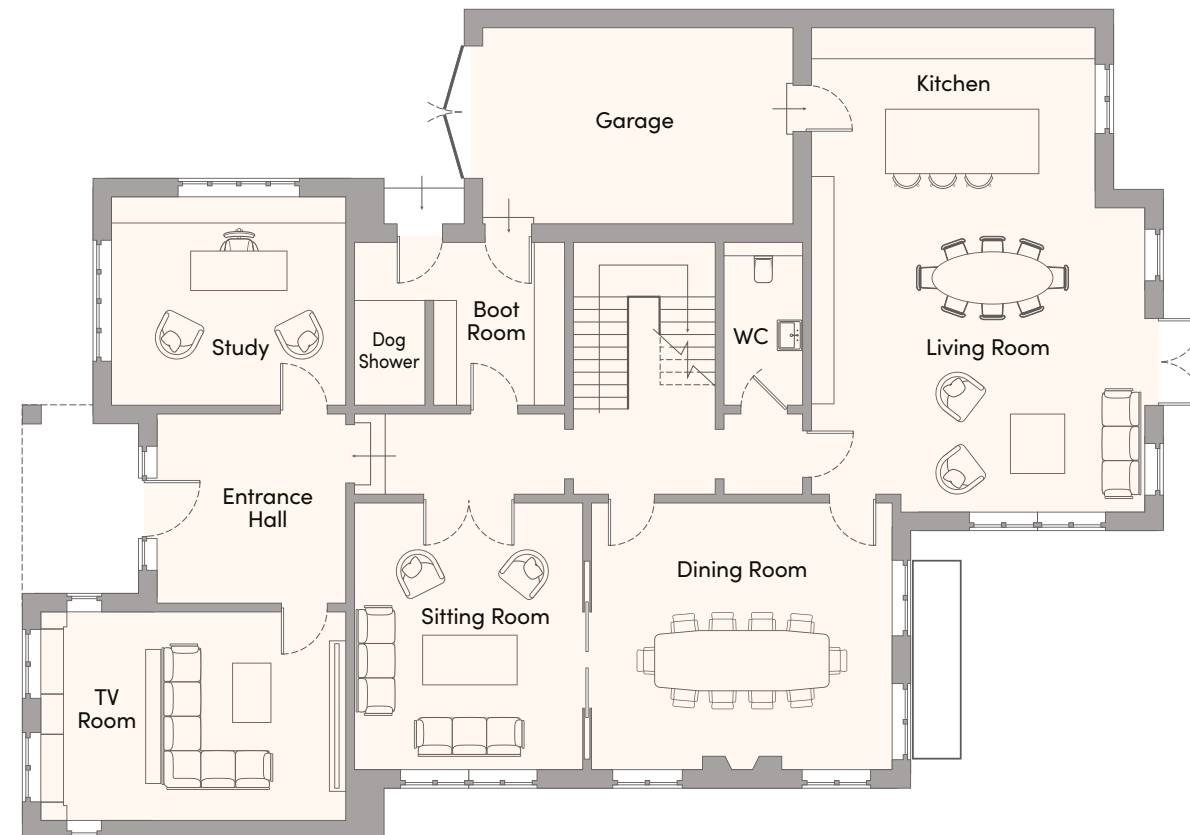
Plan is illustrative only showing proposed new build property and landscaping. Not to scale.



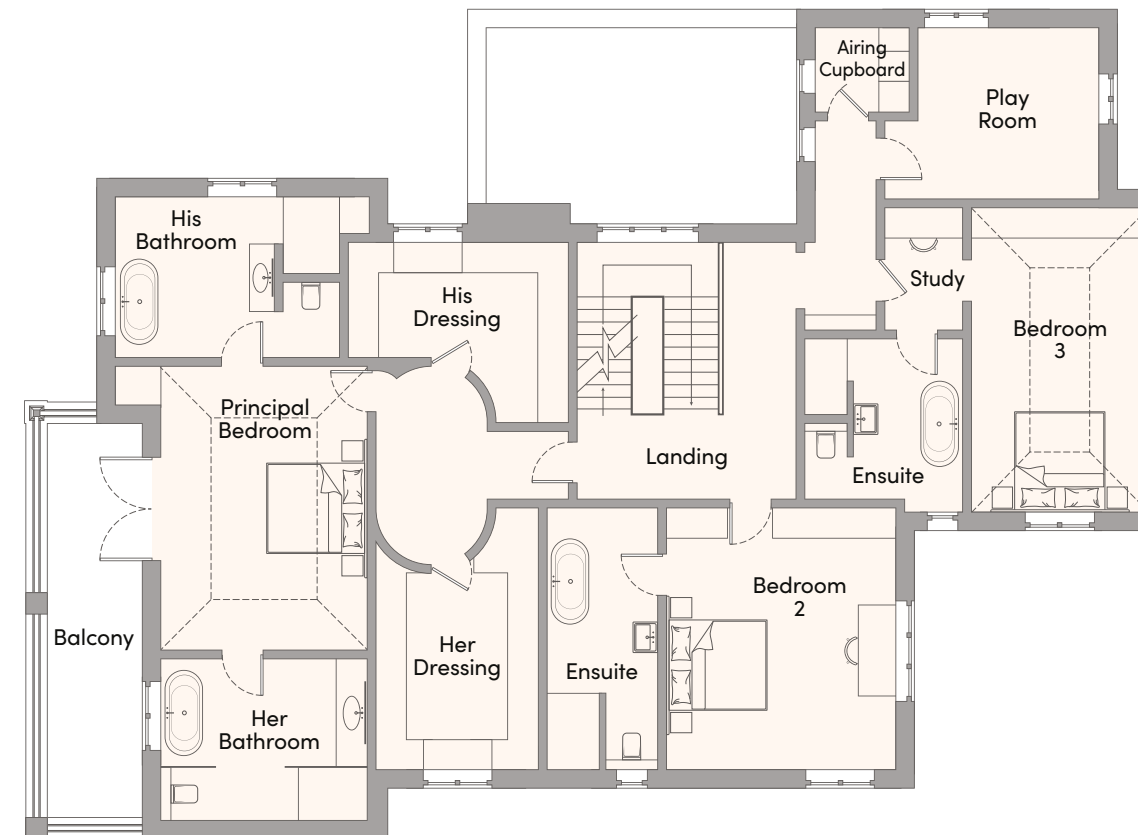
Computer generated image of proposed new property rear and garden.



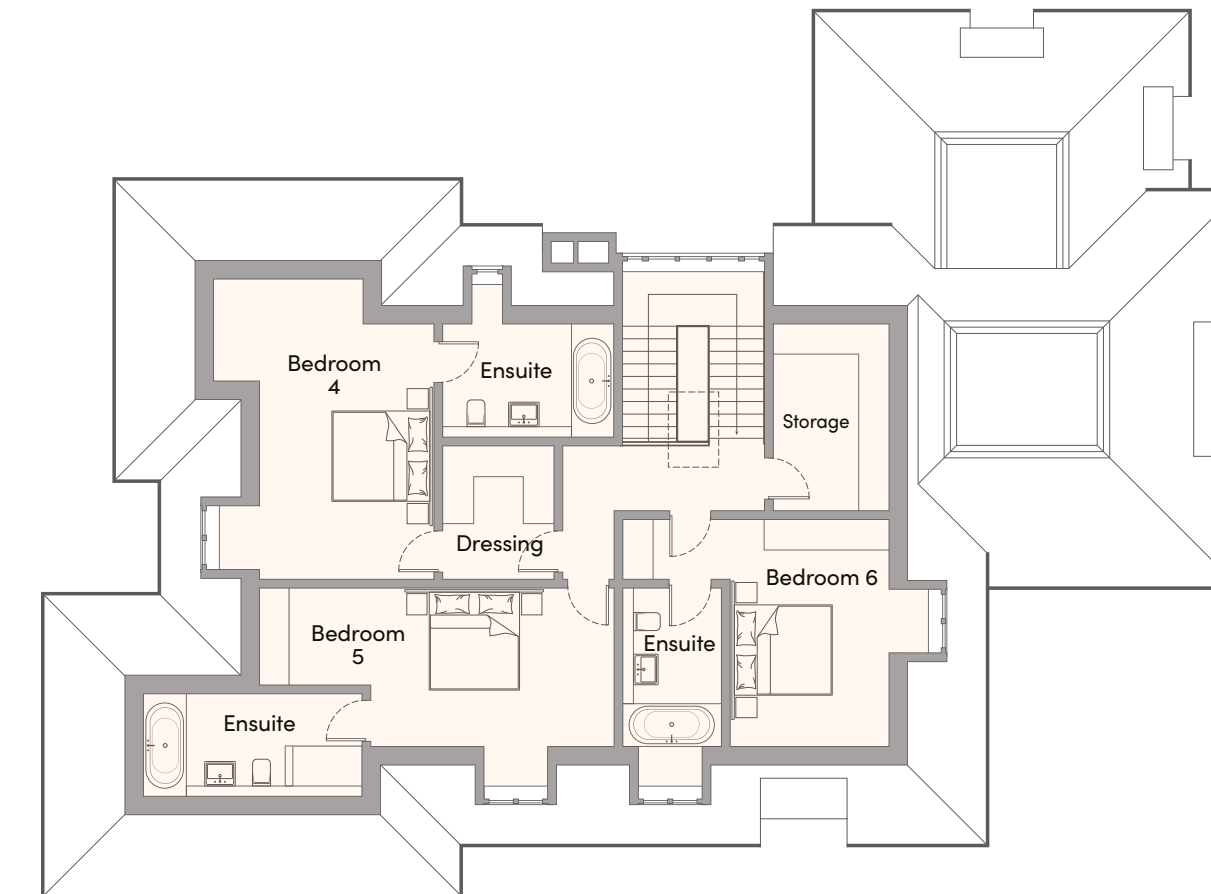
Lower Ground Floor Level
AREA: 198 sq.m 2,130 sq.ft



Ground Floor Level
AREA: 255 sq.m 2,745 sq.ft



First Floor Level
AREA: 218 sq.m 2,347 sq.ft



Second Floor Level
AREA: 124 sq.m 1,335 sq.ft

Consented new property floor plans

Floor plan layouts are deemed to be correct, precise details may vary. Furniture shown for illustrative purposes only. Areas of each floor level are GIA.

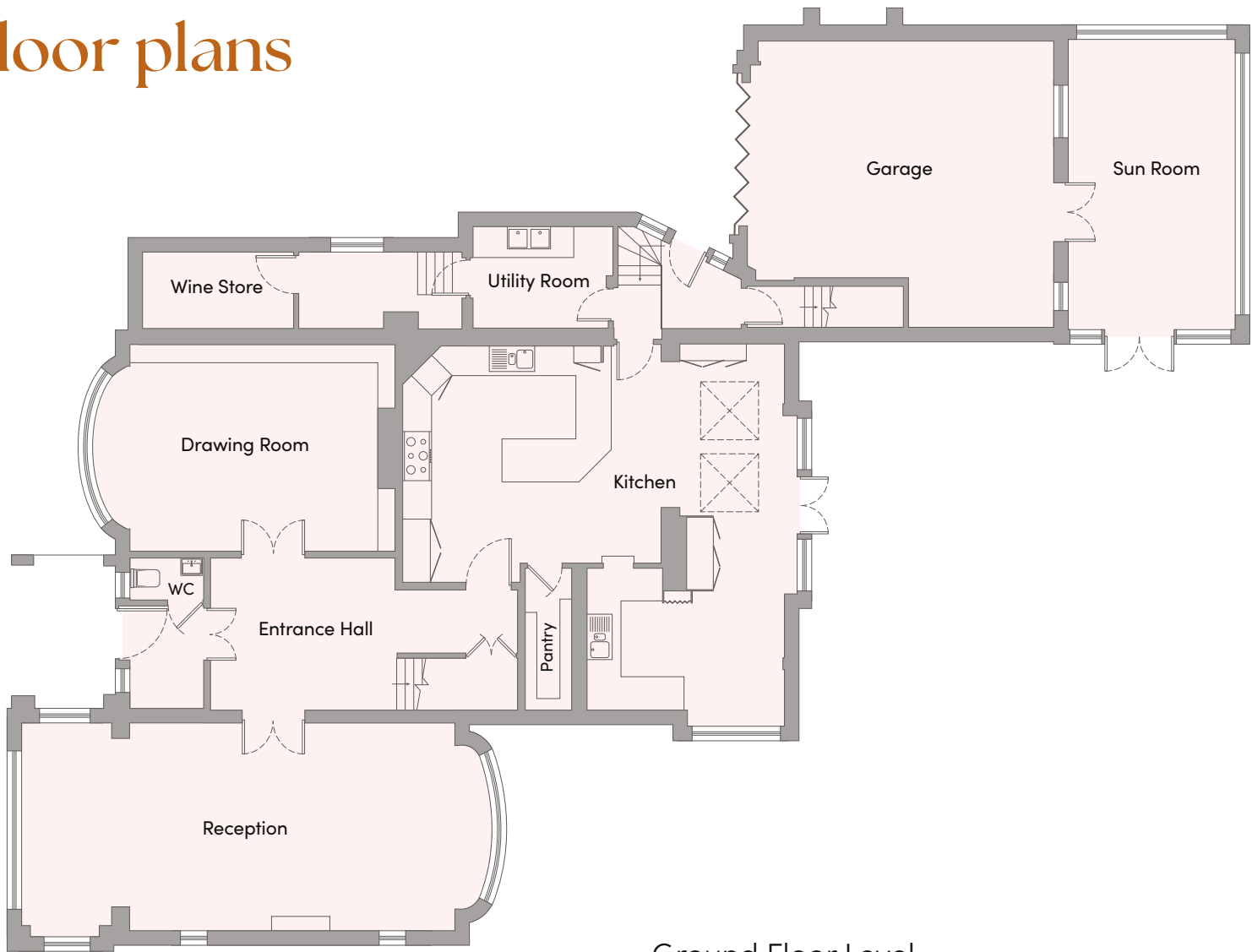
Total GIA: 795 sq.m 8,557 sq.ft



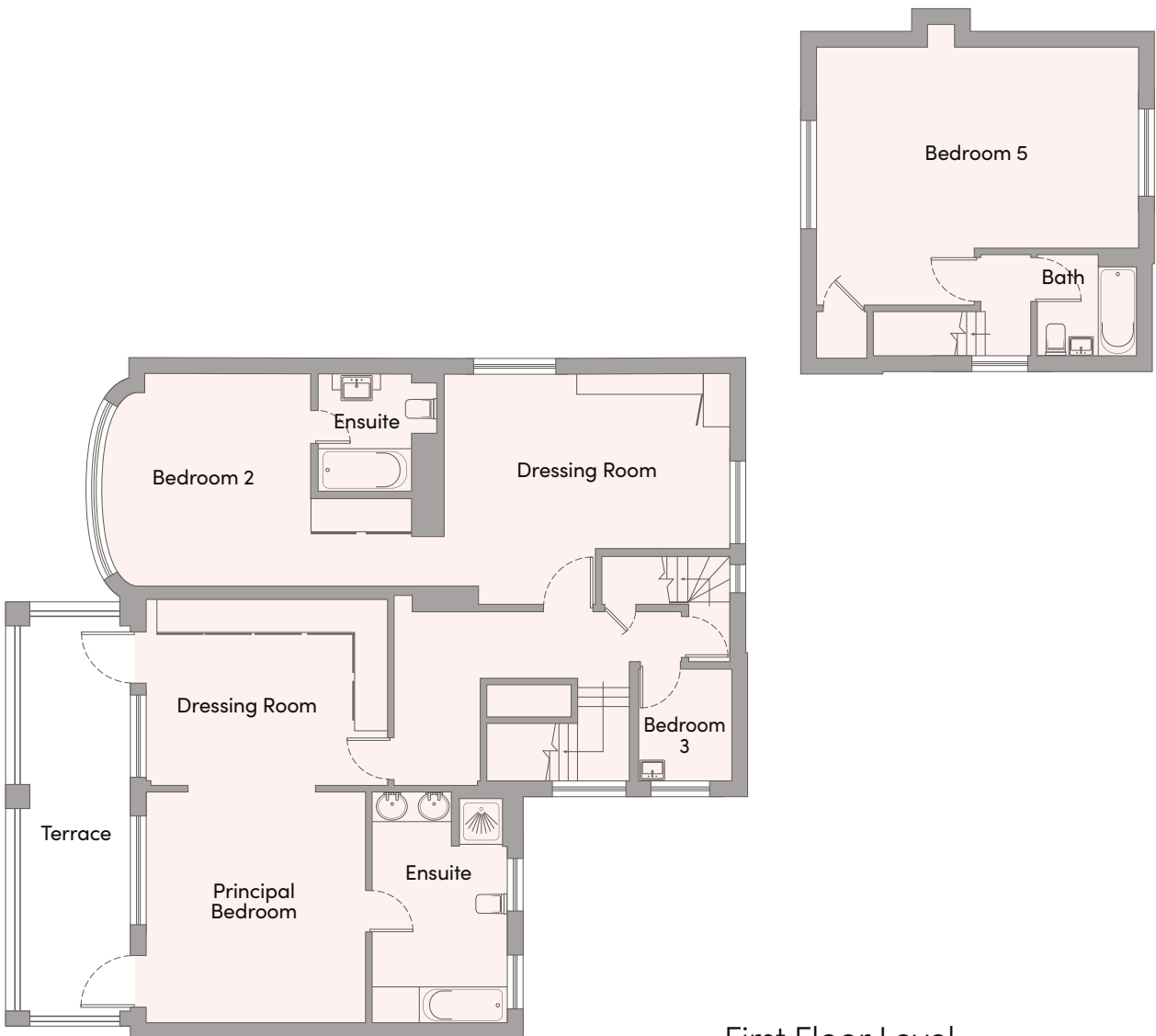
Wildwood Road

Image shows existing residential property and plot looking north east.

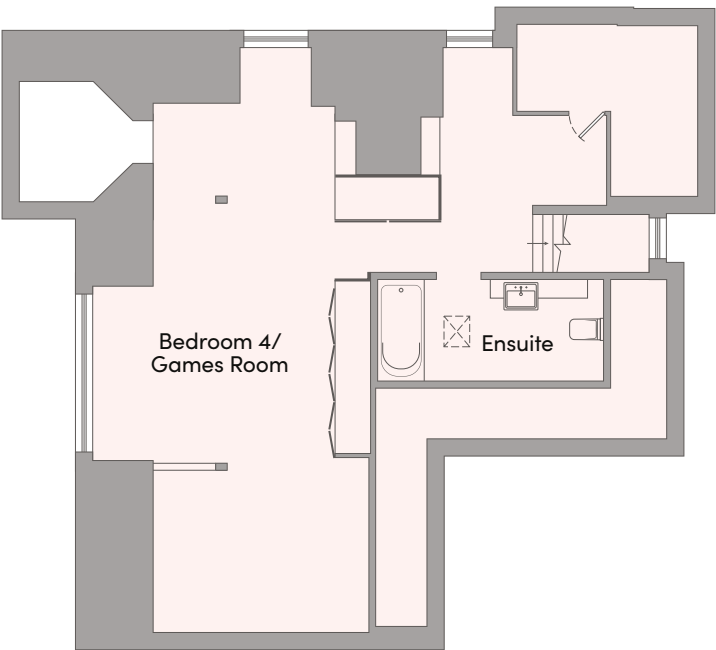
Existing property floor plans



Ground Floor Level
AREA: 232 sq.m 2,495 sq.ft



First Floor Level
AREA: 154 sq.m 1,652 sq.ft



Second Floor Level
AREA: 82 sq.m 880 sq.ft

Total GIA:
467 sq.m 5,027 sq.ft

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New Development Summary

- A private residential plot extending over 0.34 of an acre.
- The plot has planning consent for the construction of a brand new 5 bedroom family home.
- The consent provides for a 8,557 sq.ft (795 sq.m) GIA west facing detached property with extensive front and rear gardens.
- The proposed property will benefit lower ground recreational facilities including an indoor pool, health spa and cinema room.
- The plot has private rear garden access into Turners Wood - an expanse of natural woodland and conservation designated bird sanctuary.
- The plot is located within the affluent, sought after residential neighbourhood of Hampstead Garden Suburb NW11.
- Three tube stations are within close proximity providing direct Northern Line services into the heart of the West End and The City.
- The area benefits excellent schools, recreational facilities and local village/town centre amenities.





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