



Wildwood Grove, NW3

London

£1,670,000

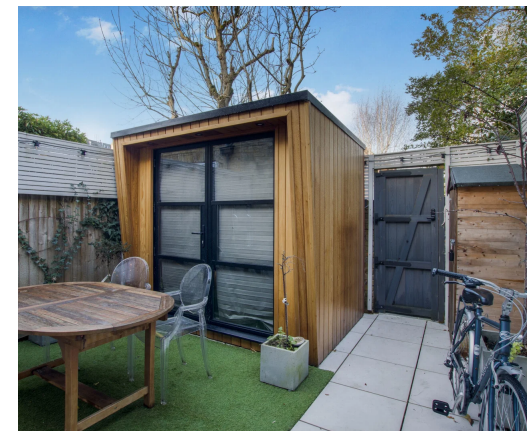
This beautifully renovated and thoughtfully remodelled two-bedroom, two-bathroom end-of-terrace period home was built circa 1870 and is tucked away on peaceful Wildwood Grove, one of Hampstead's most discreet and sought-after cul-de-sacs. Offered chain-free and just a few steps from Hampstead Heath Extension, this is a truly turn-key home that combines contemporary luxury with timeless charm.

The location is hard to beat. Hampstead Heath Extension is literally on your doorstep, giving instant access to the vast open spaces of Hampstead Heath, its ancient woodlands, swimming ponds and the magnificent Kenwood House. Golders Hill Park, with its café, zoo and tennis courts, is just a short stroll away.

Hampstead Village High Street is close by offering an eclectic mix of independent boutiques, restaurants, cafés and the Everyman Cinema, while the amenities of Golders Green are equally convenient. Both Hampstead and Golders Green Underground Stations (Northern Line) are within easy reach, complemented by numerous bus routes.

Families will also appreciate the proximity to the outstanding King Alfred School (literally moments away) together with a wide choice of other highly regarded state and private primary and secondary schools.

A truly exceptional home in one of North London's most idyllic and peaceful settings.





The moment you step inside, the quality is evident. The entire ground floor is laid with wide-plank wood flooring and benefits from zoned underfloor heating. To the front is a stunning kitchen featuring an integrated full-size fridge and freezer, a trio of eye-level ovens and ample storage. A large central island, with dishwasher and storage, complements the space and has sleek worktops with inbuilt plug sockets. The kitchen flows seamlessly into a generous dining area and then opens into a bright reception room, where a full wall of Crittall-style French doors and windows perfectly frames the garden and floods the space with light. A stylish guest cloakroom and a cleverly concealed utility cupboard (housing a washing machine and separate tumble dryer) complete this level.

A reconfigured staircase now rises to the first floor, which is flooded with light from an overhead Velux window, where there are two genuine double bedrooms. One bedroom stretches across the full width of the front of the house and enjoys an en-suite shower room. To the rear, the second double bedroom has its own beautifully appointed four-piece en-suite bathroom and boasts Crittall-style doors opening onto a private roof terrace. Underfloor heating is throughout the first floor too.

Outside, the rear garden has a patio for alfresco dining and a useful insulated home office/studio. A gate provides convenient rear access to Hampstead Way, and to the front, on the quiet private road, there is a designated off-street parking space with an electric charging point.

Please Quote Ref: AW1324

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

TOTAL: 1139 sq. ft, 105 m2
 Ground floor: 694 sq. ft, 64 m2, 1st floor: 445 sq. ft, 41 m2
 EXCLUDED AREAS: ROOF TERRACE: 191 sq. ft, 18 m2, WALLS: 123 sq. ft, 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Amanda Walker

07817 598 309

amanda.walker@exp.uk.com

https://amandawalker.exp.uk.com