

**BYRON DRIVE
LONDON
N2**



Bargets Estate Agents

NESTLED ON A SECLUDED ROAD WITH A GATED DRIVEWAY

QUIET CUL-DE-SAC

INDOOR SWIMMING POOL WITH DIRECT GARDEN ACCESS



An Imposing double fronted detached house presented in good condition set in this tranquil location. The house is approached through electric gates at the top of the long drive leading to the extensive off-street parking and double garages.

The house is set on approximately 0.25 acre plot and measures approximately 8,625 sq ft. Providing exceptional, generous living and bedroom accommodation including 7 principal bedrooms (all with en-suite bathrooms) with a further separate self-contained staff/guest suite above the garage approached through the house or via its own private entrance.

The leisure includes an indoor swimming pool with changing rooms, shower, sauna and direct access onto the main rear terrace. The garden has been meticulously landscaped to create private secluded spaces and lawned/terraced areas.

Byron Drive is a quiet cul-de-sac located off of one of the most prestigious roads, The Bishops Avenue. A short walk to the open space of Kenwood, Hampstead Heath and a wide range of shops, eateries and transports links with Hampstead Village & Highgate Village in close proximity.

This special family home has been lovingly cared for and thoughtfully upgraded. Viewings are highly recommended.

FREEHOLD

£7,950,000

Subject To Contract

**7 Bedrooms : Bathroom : Shower Room : 8 En Suite Bathrooms : Separate WC : Guest WC : 2
Reception Rooms : Dining Room : 2 Kitchens : 2 Studies : Utility Room : Swimming Pool : Sauna :
Roof Terrace : Double Garage : Driveway : Garden : EPC Rating C**

























<p>GROSS INTERNAL AREA (GIA) The footprint of the property</p> <p>801.3 sq m / 8625 sq ft</p>	<p>TOTAL STORAGE SPACE Storage and wardrobe total area</p> <p>27.1 sq m / 291 sq ft</p>	<p>EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.</p> <p>979.2 sq m / 10540 sq ft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m</p> <p>73.4 sq m / 790 sq ft</p>
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Site Plan
Byron Drive, N2



Approx Plot Area 979.2 Sq M - 0.242 Acres

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No. S2904
This floor plan should be used as a general outline for guidance only. Any intending purchaser or tenant should satisfy themselves by independent survey, or otherwise, as to the correctness of such statement, any other measurements or dimensions provided are approximate and should not be used to take a property on the basis of any sale or let.