



# Denning Road | London | NW3

Asking price £5,000,000 | Freehold

 5  4  3  C

**ADN**  
RESIDENTIAL

A rare and exceptional high-spec townhouse in the heart of Hampstead Village, offering over 4,000 sq ft of beautifully designed living and entertaining space, ideal for modern family life.

The property comprises five spacious double bedrooms and four contemporary bathrooms, including a principal bedroom suite with an en-suite bathroom, two further bedrooms with en-suite shower rooms, and two additional bedrooms connected by a Jack and Jill bathroom. A large kitchen, living and dining area has been thoughtfully designed for both everyday living and entertaining, with the flexibility to separate the spaces via a frosted glass door. Additional accommodation includes a bright formal reception room, a separate family room, a wine cellar, and a utility room. The home has been finished to an exceptional standard throughout, with a clear emphasis on comfort, practicality and understated luxury, including underfloor heating.

A standout feature of the property is its outdoor space, which includes a private rear two-tier garden, a private patio terrace, and a further terrace accessed directly from the principal bedroom suite. The rare benefit of private off-street parking further enhances the home's appeal in this highly desirable location.

Perfectly positioned between the expansive green spaces of Hampstead Heath and the boutique charm of Hampstead High Street, the property offers an exceptional village lifestyle with immediate access to cafés, restaurants, independent shops, and everyday amenities.

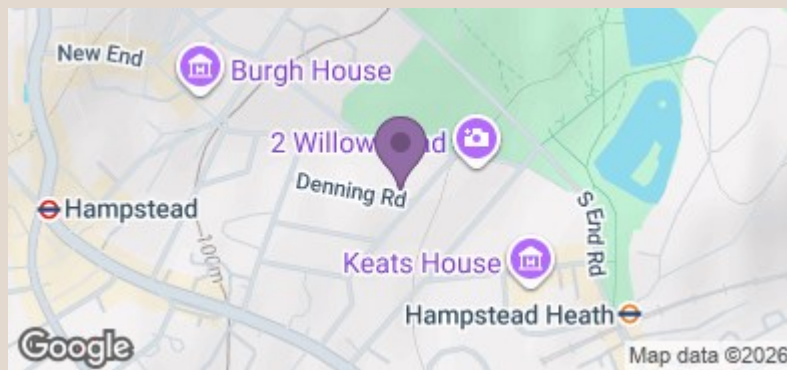
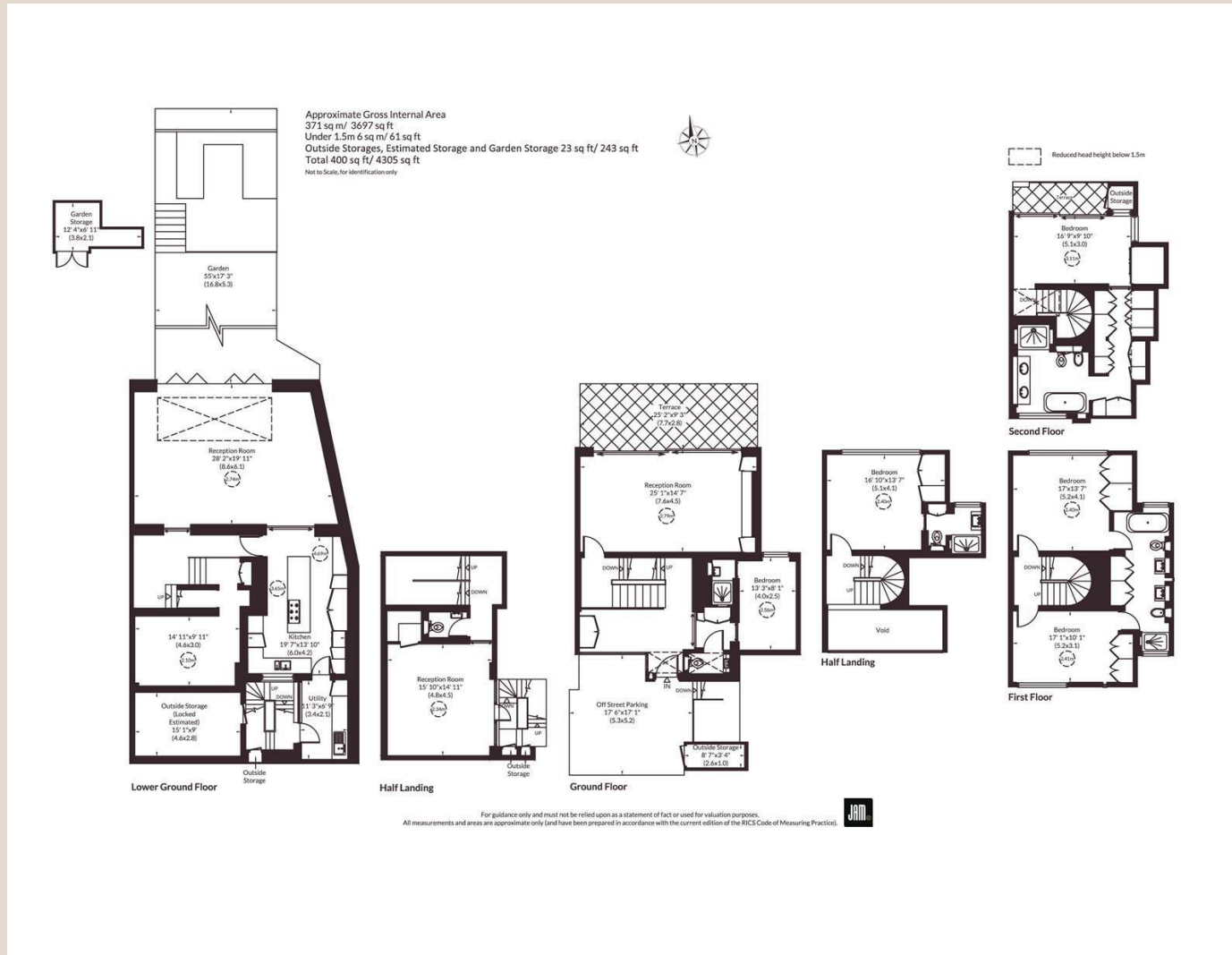
Transport connections are excellent, with Hampstead Underground Station approximately 0.4 miles away and Hampstead Heath Overground Station approximately 0.2 miles away, providing fast and convenient access.

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- Freehold
  - Four Bathrooms
  - High Specification
  - Off Street Parking
  - Five Bedrooms
  - Three Reception Rooms
  - Private Garden Terrace & Balcony
  - Underfloor Heating
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Council Tax Band: G  
EPC: C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	83
		EU Directive 2002/91/EC	

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