



Gayton Road | London | NW3

Asking price £4,400,000 | Freehold

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RESIDENTIAL

This outstanding four double bedroom Victorian mid-terraced residence is superbly positioned in the heart of Hampstead Village and benefits from an exceptional 64ft landscaped rear garden. Arranged over five floors, the property offers generously proportioned accommodation, high ceilings, excellent natural light and is presented in excellent decorative condition throughout.

The garden level features a magnificent 39ft open-plan kitchen, dining and family room, providing an ideal space for modern living and entertaining, with direct access to the beautifully landscaped rear garden. The raised ground floor comprises a grand 32ft double reception room with bay window and period fireplace, complemented by a guest cloakroom discreetly positioned off the entrance hall.

The first floor is dedicated to an impressive principal bedroom suite, spanning the full width of the house and benefitting from a bay window and a well-appointed en suite bathroom. The upper two floors accommodate three further double bedrooms and two additional bathrooms, with the top floor offering flexibility to create two bedrooms if required.

The rear garden has been thoughtfully designed to provide distinct zoned areas, including a lawned and raised section alongside a paved patio with raised beds, making it ideal for al fresco dining and outdoor entertaining. Ideally located between Hampstead Village and Hampstead Heath, the property is within easy walking distance of the area's fashionable shops, cafés and restaurants, excellent transport links and a range of highly regarded local schools.

- Four Double Bedrooms
- Three Bathrooms (Including En Suite)
- Three Reception Rooms
- Victorian Mid-Terrace House
- Approx. 2,690 sq ft
- Freehold
- Exceptional 64ft Landscaped Rear Garden
- Patio Garden
- Resident Parking
- Prime Hampstead Village Location

Council Tax Band: H
EPC: C



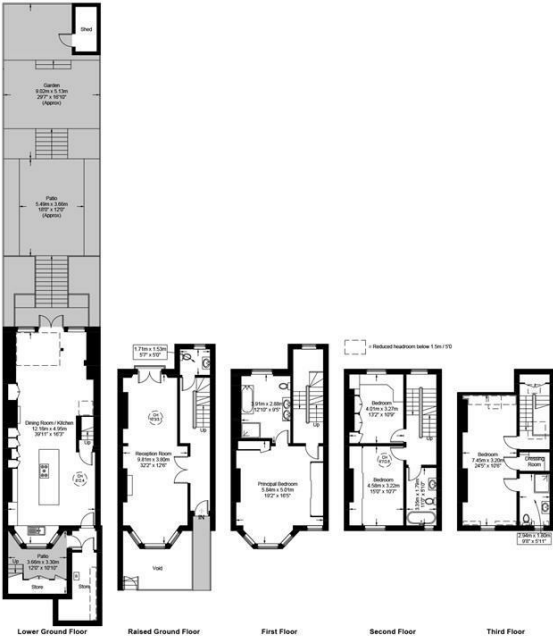
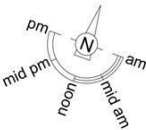




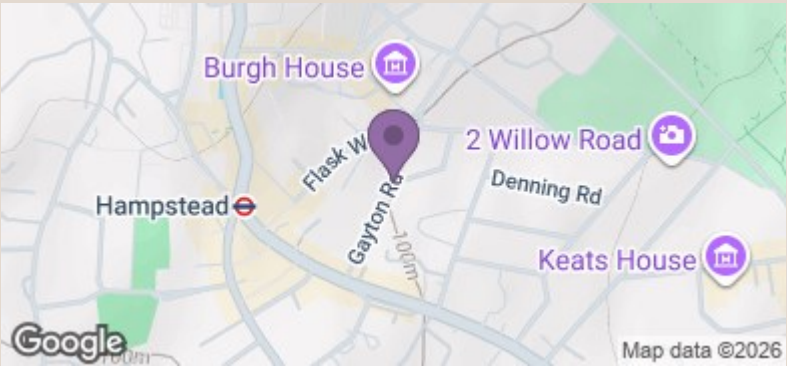
Gayton Road, NW3

Approximate Gross Internal Area = 2690 sq ft / 249.9 sq m

Restricted Height = 48 sq ft / 4.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



| 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 | | | |
| | | 79 | 61 |
| | | EU Directive 2002/91/EC | |

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