



# The Roundhouse, Spaniards Road

Hampstead, NW3

Asking Price £4,750,000

A spectacular and contemporary detached freehold house comprising circa 4,000 square feet of accommodation, four bedrooms, three bathrooms, three reception rooms, a private south facing terrace and garden, and a large underground garage, providing secure parking for several vehicles.

This unique home further features three spacious living areas, kitchen with Gaggenau Hausgeräte appliances, a second kitchen/bar, a principal bedroom suite occupying the entire first floor, with a dressing room and en-suite bathroom with walk in shower, bath, & twin sinks.

The property is located on a plot of land that abuts Hampstead Heath and has a private gate providing direct access to the undulating acres of Hampstead Heath.

Hampstead Village and Highgate Village are both located only one mile from the property. Sole agent.

**CHESTERTONS**



# The Roundhouse, Spaniards Road

## Hampstead, NW3

- Spectacular & secure contemporary freehold house
- Circa 4,000 square feet of accommodation
- Principal bedroom suite with dressing room & bathroom
- Three further bedrooms & two further bathrooms
- 37' x 25' reception room
- 24' x 21' reception room
- 20' x 15' reception room
- South facing terrace and garden
- Secure underground garage for several cars
- Private gate to Hampstead Heath
- One mile to Hampstead Village & Highgate Village



**Tenure:** Freehold  
**Service Charge:** £8,577 per annum  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

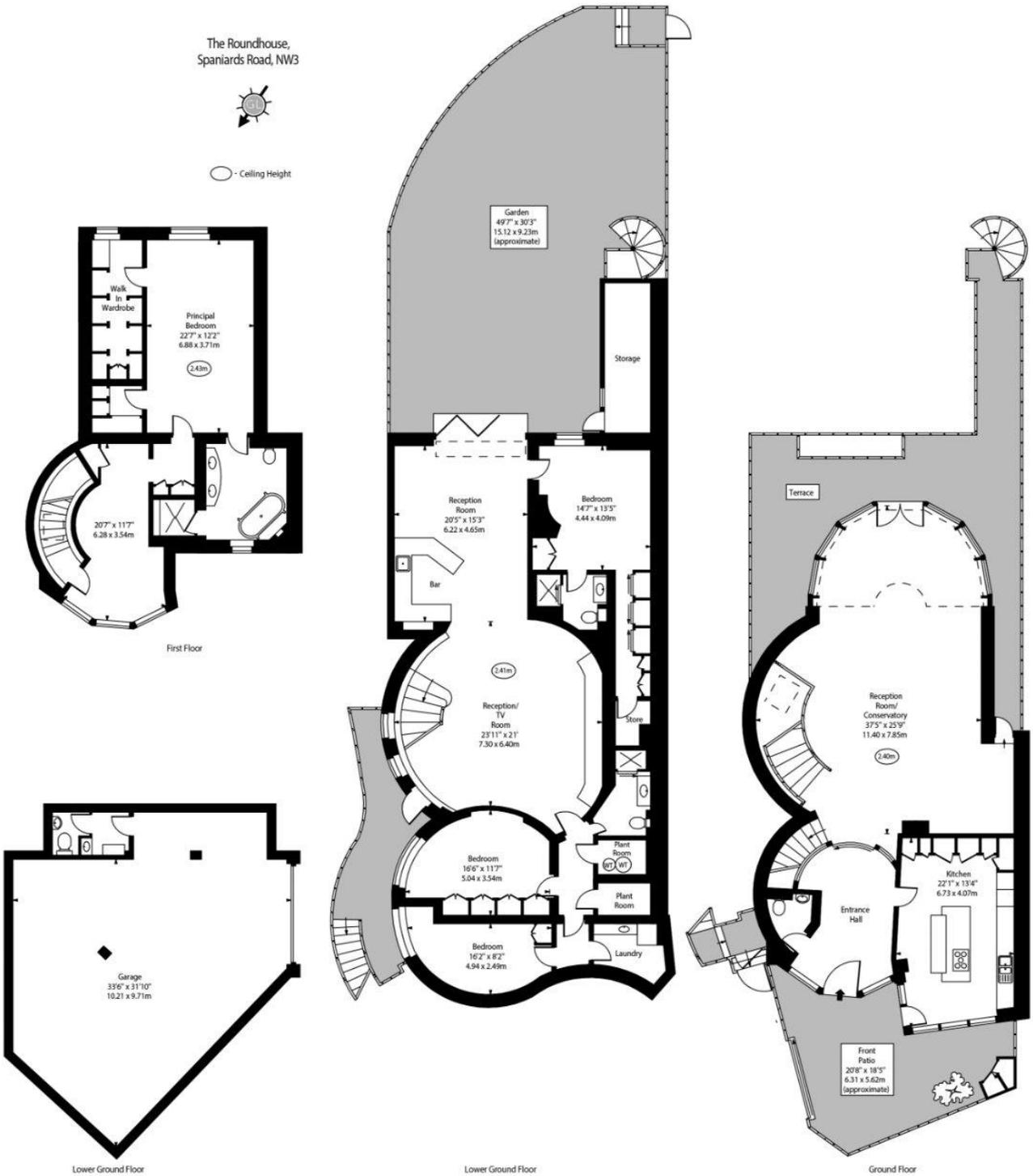
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The Roundhouse,  
Spaniards Road, NW3



○ Ceiling Height



Lower Ground Floor  
 Approx Gross Internal Area 3963 Sq Ft - 368.07 Sq M  
 (Excluding Garage & Storage)  
 Approx Gross Internal Area 4883 Sq Ft - 453.63 Sq M  
 (Including Garage)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
 www.gpdiens.co.uk  
 Prepared for Chestertons  
 Ref No. 050271A

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