

ON THE INSTRUCTIONS OF THE LPA RECEIVERS



DALEHAM GARDENS

HAMPSTEAD
LONDON NW3

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AN OUTSTANDING OPPORTUNITY TO
PURCHASE A DETACHED VICTORIAN
FAMILY HOME (422 SQ M/4,545 SQ FT)
OCCUPYING A WIDE PLOT ON THE
FAVOURED WEST SIDE OF THIS SOUGHT
AFTER RESIDENTIAL STREET.

The house is presented in good order
throughout and has been indulgently
arranged to provide an exceptional
principal bedroom suite occupying the
entire first floor and features high ceilings,
spacious entertainment areas and a very
large secluded west facing rear garden.







ACCOMMODATION

- Principal Bedroom with 2 En-Suite Dressing Rooms and Large Bathroom
- Four Further Bedrooms
- Three Shower Rooms (1 En-Suite)
- Reception Hall
- Double Reception Room
- Study
- Kitchen/Dining/Family Room
- Utility Room
- Guest Cloakroom

AMENITIES

- Large Landscaped West Facing Rear Garden
- Store Room
- Eligible for Resident's Parking Permits

Daleham Gardens is located on the southern slope of Hampstead, running north from Belsize Lane to Lyndhurst Road, equidistant between St John's Wood and Hampstead Village.

The property is superbly located for numerous local schools and public transport links, including Swiss Cottage Underground Station (Jubilee Line) which is less than 500m walk and Belsize Park Underground Station (Northern Line) which is approximately 800m.

The local shops and restaurants of vibrant Belsize Village are less than 200m away.

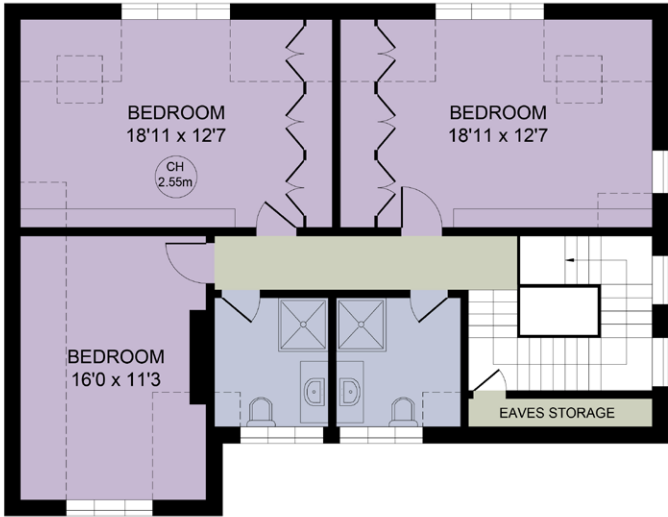








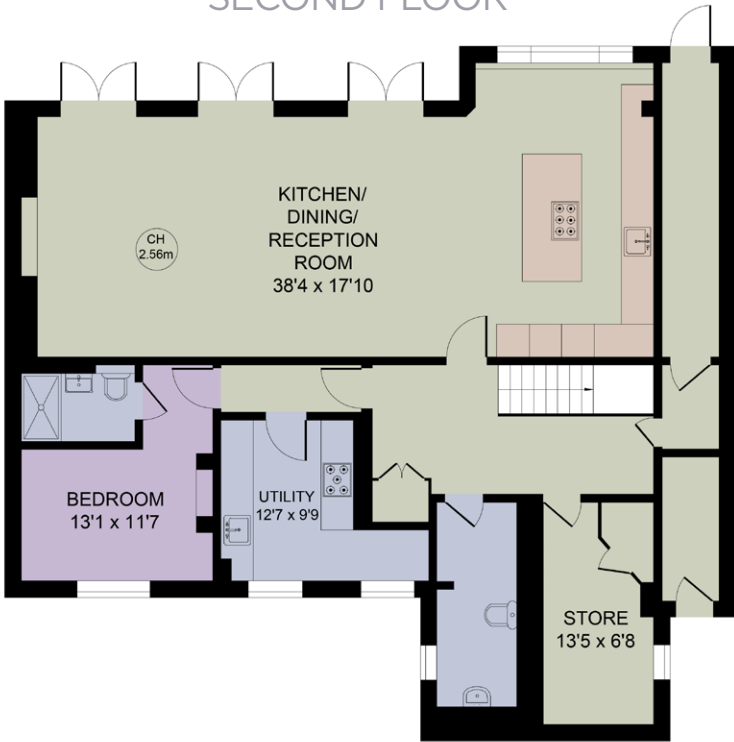
Approximate Gross Internal Floor Area
Main House 4,545 sq. ft / 422 sq. m
(Including Eaves Storage)
Eaves Storage 19 sq. ft / 2 sq. m



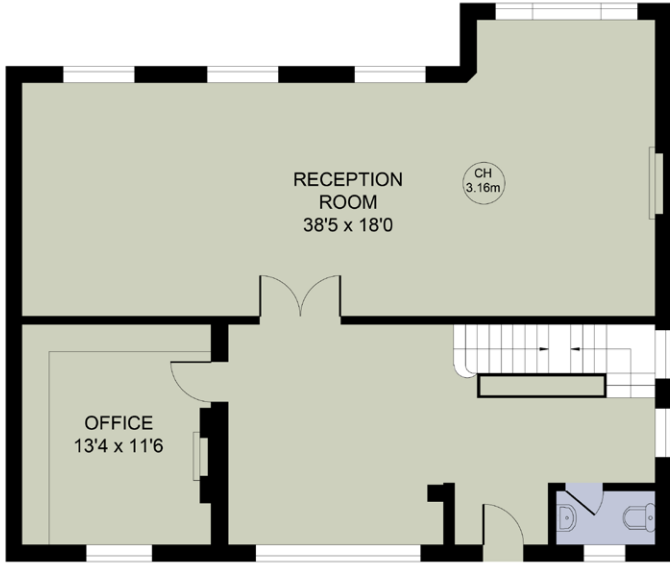
SECOND FLOOR



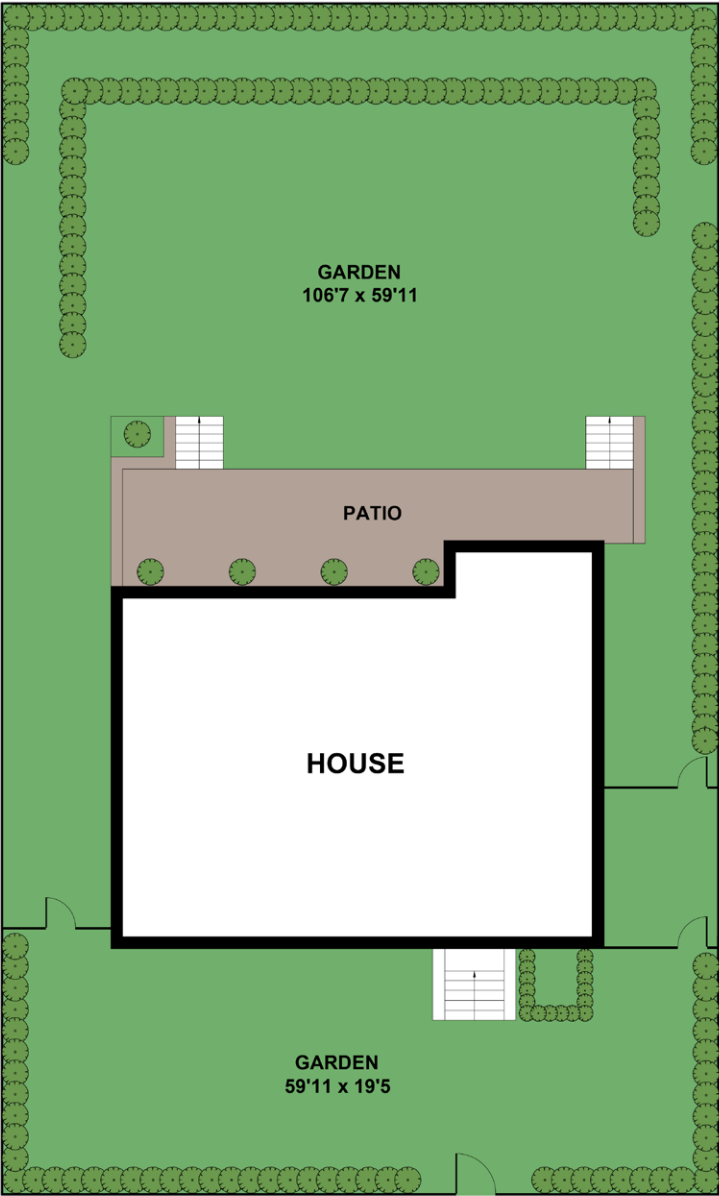
FIRST FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR



SITE PLAN



FREEHOLD

COUNCIL TAX: CAMDEN (BAND H)

EPC: ENERGY RATING D

PRICE: GUIDE PRICE £6,000,000

IMPORTANT NOTE

On The Instructions of the LPA Receivers.

Interested parties attention is drawn to the sellers desire to transact within a reasonable timeframe.

As such, we have been instructed to place the property into an auction on Thursday 29th October 2026.

Dependent on interest levels there may be an opportunity to buy prior to this date, so please do notify either of the Joint Sole Agents of your expressions of interest.

JOINT SOLE SELLING AGENTS

ASTON CHASE

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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.