



Kidderpore Gardens, Hampstead
London NW3 7SS
Asking price £4,850,000 Freehold

A charming low built and wide Edwardian family home (283.7 sq. m. / 3,054 sq. ft) arranged over just three floors and situated on one of Hampstead's most sought-after tree-lined streets.

Upon entering, you're greeted by a charming reception hall leading into a spacious reception room and formal dining room which opens out directly onto the garden. To the rear is an impressive 31-foot kitchen/breakfast room, also leading directly out onto the garden.

The first floor features a grand principal bedroom with en-suite bathroom, complemented by two further oversized bedrooms, a shower room and separate W/C. The second floor offers two additional double bedrooms and a family bathroom, making the layout perfectly suited to growing families.

Further benefits include an independently accessed cellar, offering excellent storage or potential for conversion, subject to the necessary planning consents. Externally, the westerly facing rear garden is a tranquil retreat, backing directly onto the West Heath Lawn Tennis Club and enjoying a wonderfully open and peaceful outlook.

Kidderpore Gardens enjoys excellent transport links via Finchley Road, while the open spaces of Hampstead Heath and the amenities of Hampstead Village are close at hand. The area is renowned for its fashionable shops, excellent restaurants and highly regarded schools, making this an outstanding family home in a prime location.

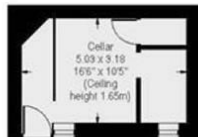


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Approximate Gross Internal Area:
283.7 sq.m. / 3054 sq.ft.
(including Basement, Loft and
reduced height area below 1.5m)
Reduced height area - 25.1 sq.m. / 270 sq.ft.



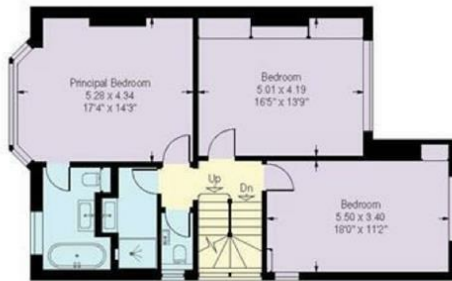
Ground Floor



Basement

www.ProplanUK.co.uk

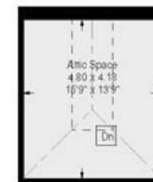
This plan is for guidance only and must
not be relied upon as a statement of fact.



First Floor



Second
Floor



Loft



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		
	58	81

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