



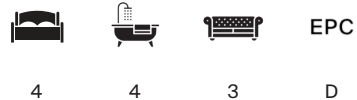
SPANIARDS ROAD

Hampstead, NW3



AN ICONIC HAMPSTEAD HOME LOCATED ON SPANIARDS ROAD

Opposite Hampstead Heath and a short walk to Hampstead Village.
This magnificent Grade II Listed house was built in 1788 and has its
own Blue Plaque commemorating social reformers Dame Henrietta
Barnett and Samuel Barnett.



Local Authority: London Borough of Barnet

Council Tax band: H

Tenure: Freehold

Guide Price: £3,950,000



MEASURING APPROXIMATELY 2,751 SQ FT

The property features a wraparound garden, offering attractive views from rooms throughout the house. With living space set across three floors and measuring approximately 2,751 sq ft and its own sizeable basement measuring approximately 660 sq ft, the house has the benefit of gated off-street parking for at least 3 cars. On the ground floor there is a stunning reception room with original fireplace and beautiful ceilings with original cornicing, a formal dining room, an eat-in kitchen that leads to a private garden and a utility room leading to a guest WC. On the first floor there is a sizeable principal bedroom with an ensuite bathroom and terrace and a second bedroom with an ensuite. On the second floor there are two further bedrooms both with ensuites and there is access to a sizeable loft area. The exterior of the house has been beautifully restored and the interiors do require some modernisation.

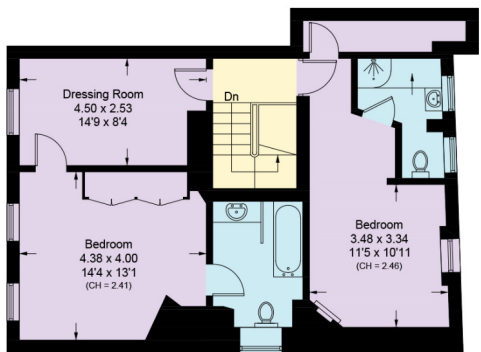






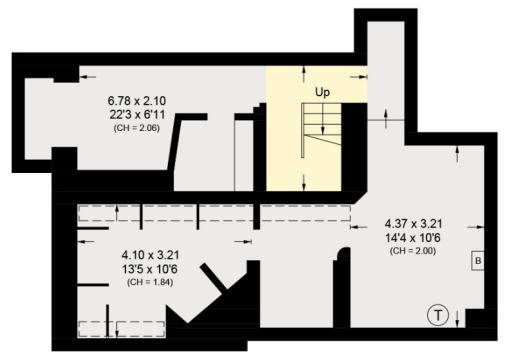


☐ = Reduce head height below 1.5m



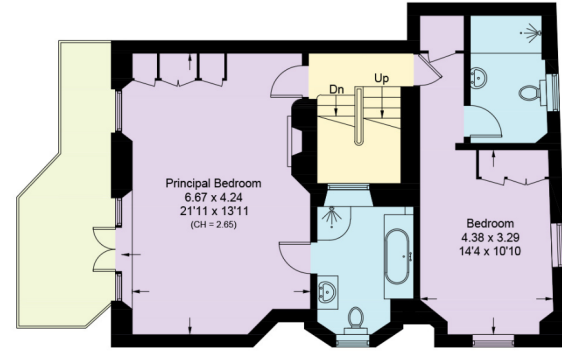
Second Floor

Approximate Area = 69.0 sq m / 743 sq ft



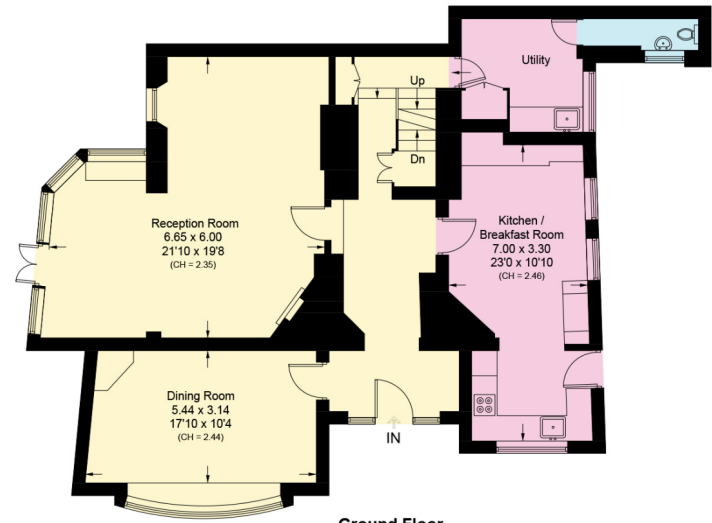
Cellar

Approximate Area = 61.3 sq m / 660 sq ft
Including Limited Use Area (11.6 sq m / 125 sq ft)



First Floor

Approximate Area = 68.3 sq m / 735 sq ft



Ground Floor

Approximate Area = 118.3 sq m / 1273 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)

Approximate Gross Internal Area = 255 sq m / 2,751 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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