



glentree

INTERNATIONAL

020 8458 7311

[www.glentree.com](http://www.glentree.com)



HEATH CLOSE, NW11





**SOLE AGENTS. FREEHOLD.  
GUIDE PRICE £3,000,000.**

ENTRANCE HALL: KITCHEN/BREAKFAST ROOM: DRAWING ROOM: DINING ROOM:  
UTILITY ROOM: 2 GUEST WC: PRINCIPAL EN SUITE BEDROOM WITH DRESSING  
ROOM: 5 FURTHER BEDROOMS ( 2 ENSUITE): FAMILY BATHROOM: REAR GARDEN:  
OFF-STREET PARKING & GARAGE

Set behind gates, a beautifully presented, bright & airy Grade II listed family  
home, spanning 2,915 Sq. Ft (271 Sq. M) arranged over 3 floors with ample  
off-street parking for 3/4 cars.





On the ground floor, this magnificent home features a spacious entrance hallway, a bespoke kitchen/breakfast room leading on to the garden with double French doors, a utility room and an interconnecting drawing room with a beautiful bay window leading into the dining room and a guest WC.



On the upper floors which offer flexible accommodation, there are 5/6 bedrooms including an indulgent principal bedroom suite with a dressing room, en suite bathroom, and a vaulted ceiling in excess of 3.5m, a gym, an office & a further 3 bathrooms (2 en suite). 5 out of the 6 rooms are also air conditioned.



To the rear there is a beautiful, landscaped garden with a separate play area as well as a detached garage and a CCTV system.



Heath close is a private road located a short distance from the Hampstead Heath Extension and is a short walk away from Golders Green Underground Station and all its amenities.







# Heath Close, NW11

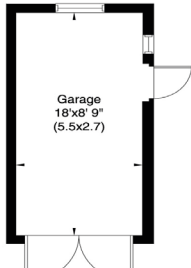
Gross internal area (approx.)

3138 Sq ft (292 Sq m) Including Luggage Store, Outside Store and Garage

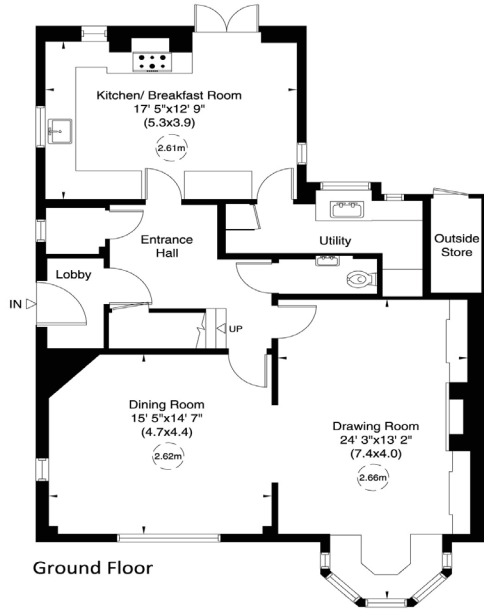
2915 Sq ft (271 Sq m) Excluding Luggage Store, Outside Store and Garage

For identification only, Not to Scale

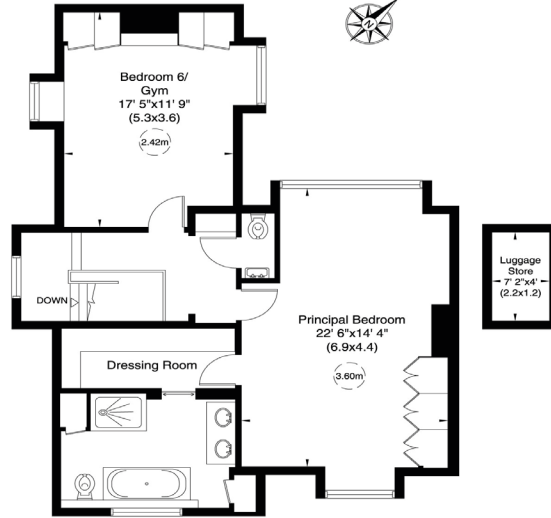
capital 020 8871 7722



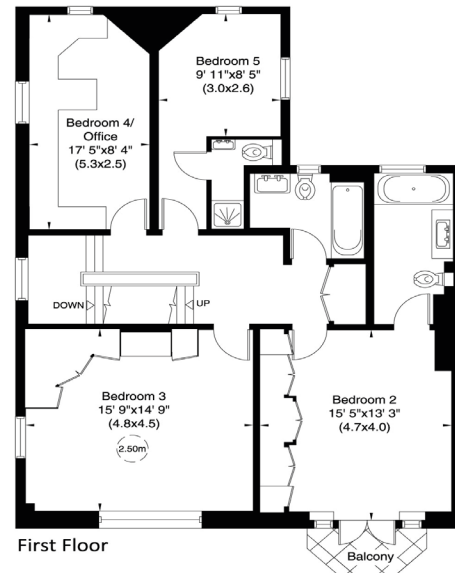
Ground Floor



Ground Floor



Second Floor



First Floor

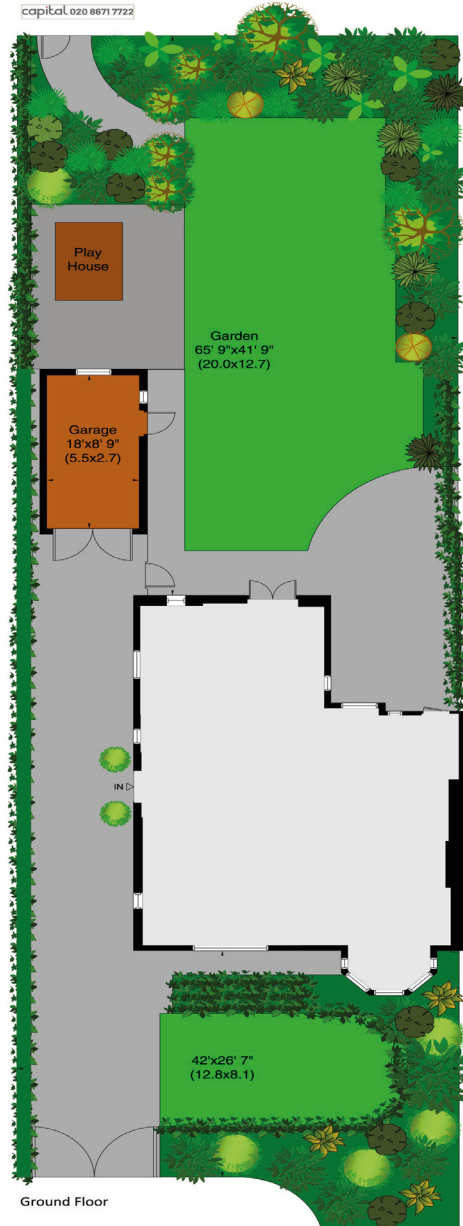
# Heath Close, NW11

Site Plan

0.1311983 Acre (approx.)

For identification only, Not to Scale

capital 020 8871 7722



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

glentree  
INTERNATIONAL

020 8458 7311  
www.glentree.com

## IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.