



glentree

INTERNATIONAL

020 8458 7311

www.glentree.com

WILDWOOD ROAD, NW11



**SOLE AGENTS. FREEHOLD.
GUIDE PRICE £5,500,000.**

ENTRANCE HALLWAY: DRAWING ROOM: DINING ROOM: KITCHEN/BREAKFAST ROOM: PRINCIPAL SUITE BEDROOM WITH DRESSING ROOM & BALCONY: 4 FURTHER BEDROOMS (2 WITH ENSUITE): UTILITY ROOM: 2 GUEST WCS: TERRACE: DOUBLE GARAGE: 0.4 ACRE MANICURED GARDENS: OFF-STREET PARKING

On the market for the first time in nearly 50 years, is this remarkable and rare 3,359 sq ft detached, freehold house, set behind gates with off-street parking, backing directly, on to Hampstead golf course. The mature, well stocked nurtured gardens front, side and rear, extend to circa 0.4 of an acre are quite extraordinary and is very rare in this cherished part of Hampstead Garden Suburb .



Arranged over 3 floors, you enter into a grand entrance hallway which leads on to a magnificent drawing room which is bathed in natural light with 2 sets of French doors leading on to the garden.

The dining room accommodates 10/12 people comfortably and connects through to the recently installed designer kitchen/ breakfast room with Miele appliances and a dining area which also has access to the garden through 2 sets of French doors.

Further benefits include a guest wc, utility room and a double length garage which could be converted subject to HGST approval.

There are 5 bedrooms (3 en suite) on the upper floors including a spectacular principal bedroom suite with an unusually high vaulted ceiling, a dressing room, en suite bathroom and private terrace with delightful views over the grounds.

Wildwood Road is considered to be of the areas finest residential turnings and is a stones throw away from the Hampstead Heath Extension and offers easy access to both Hampstead and Highgate villages.







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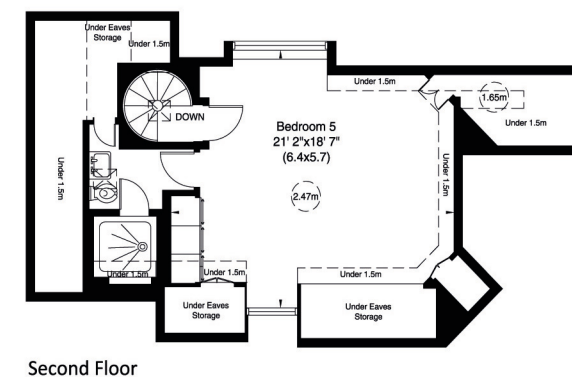
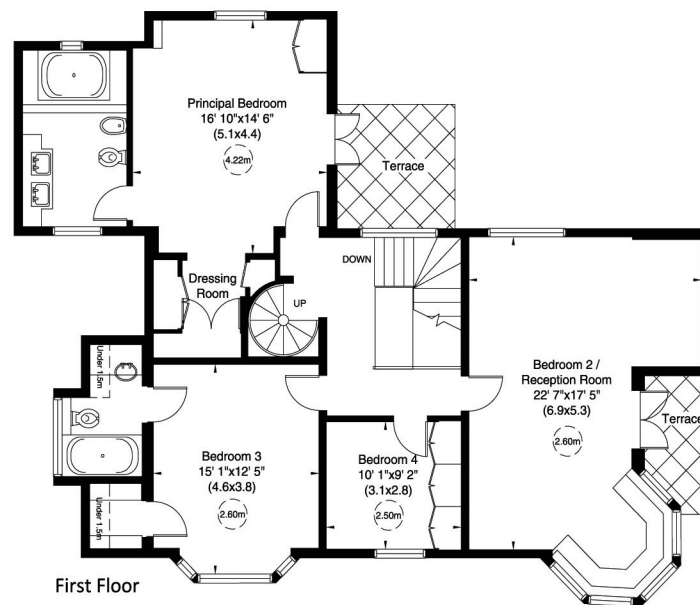
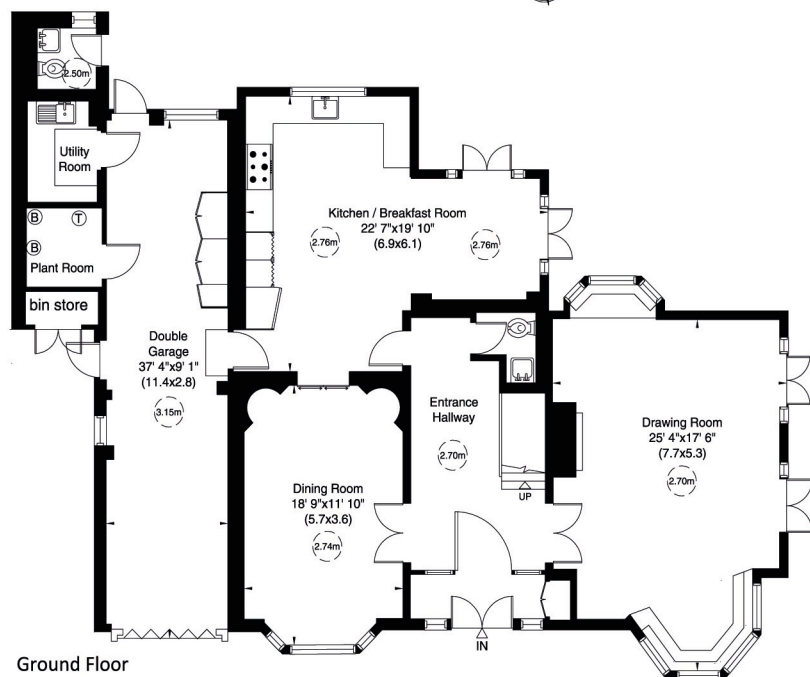
Gross internal area (approx.)

3666 Sq ft (341 Sq m) Including Under Eaves And Under 1.5m

3359 Sq ft (312 Sq m) Excluding Under Eaves And Under 1.5m

For identification only, Not to Scale

capital 020 8871 7722



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.

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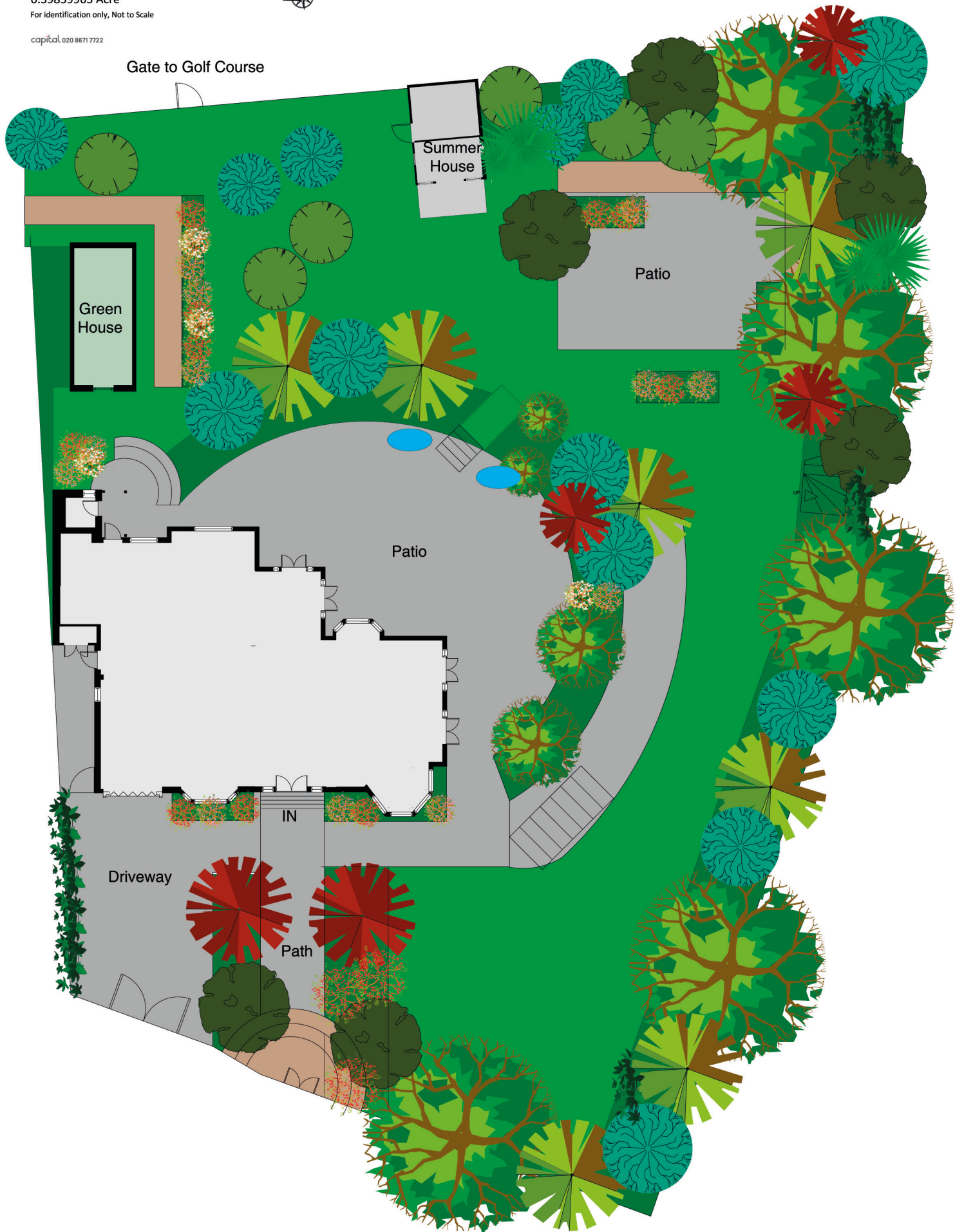
0.39859963 Acre

For identification only, Not to Scale

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Gate to Golf Course



Note: it may be possible to enquire from Hampstead Golf Course whether they would favourably consider an arrangement (to purchase or long-term rental) whereby the rear boundary of the property would be enlarged to include some land which now belongs to the course. At the moment, it appears that this land is not being utilised and subject to the necessary planning consents, this could significantly add to the curtilage of the garden. This is a highly speculative suggestion and should not in any way form part of the property as it stands, and no guarantee/warranty will be given by either the owners or the agents in this respect.