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WILDWOOD ROAD NW11



FREEHOLD. JOINT AGENT.

GUIDE PRICE £5,950,000

LOUNGE: DINING ROOM: FAMILY ROOM: KITCHEN: TV ROOM:  
PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING ROOM:  
4 FURTHER BEDROOMS ( 2 WITH EN SUITES): FAMILY BATHROOM: 2  
GUEST WC'S: OFFICE: REAR GARDEN: OFF-STREET PARKING:  
COUNCIL TAX BAND H

An imposing double fronted detached family home, occupying a brilliant plot in a highly desirable position directly opposite and overlooking the Heath Extension.



The property is presented in excellent condition offering well-planned flexible and generous accommodation, benefitting from great entertaining spaces and a stunning manicured landscaped rear garden. The accommodation provides a sizeable principal accommodation suite providing a total of 5 bedrooms and 4 bathrooms, 5 of which 3 are en suite. The well-proportioned living accommodation benefits from a spacious double aspect dining room and lounge, family room, tv room, separate office, kitchen/ breakfast room, utility room, 2 guest cloakrooms and a driveway providing off street parking for two vehicles including an integral garage.

Situated immediately opposite the Heath Extension, on the highly desirable South Side of Hampstead Garden Suburb, which is in close proximity to a considerable number of excellent Schools / Nurseries, within walking distance to the Heath/Heath Extension, Kenwood, local amenities of both the Market Place and Golders Green and the underground station (Northern Line).







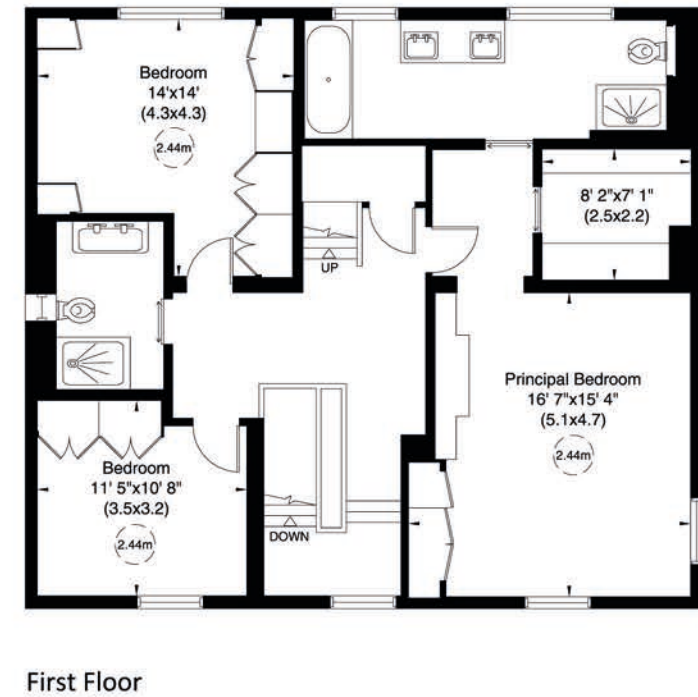
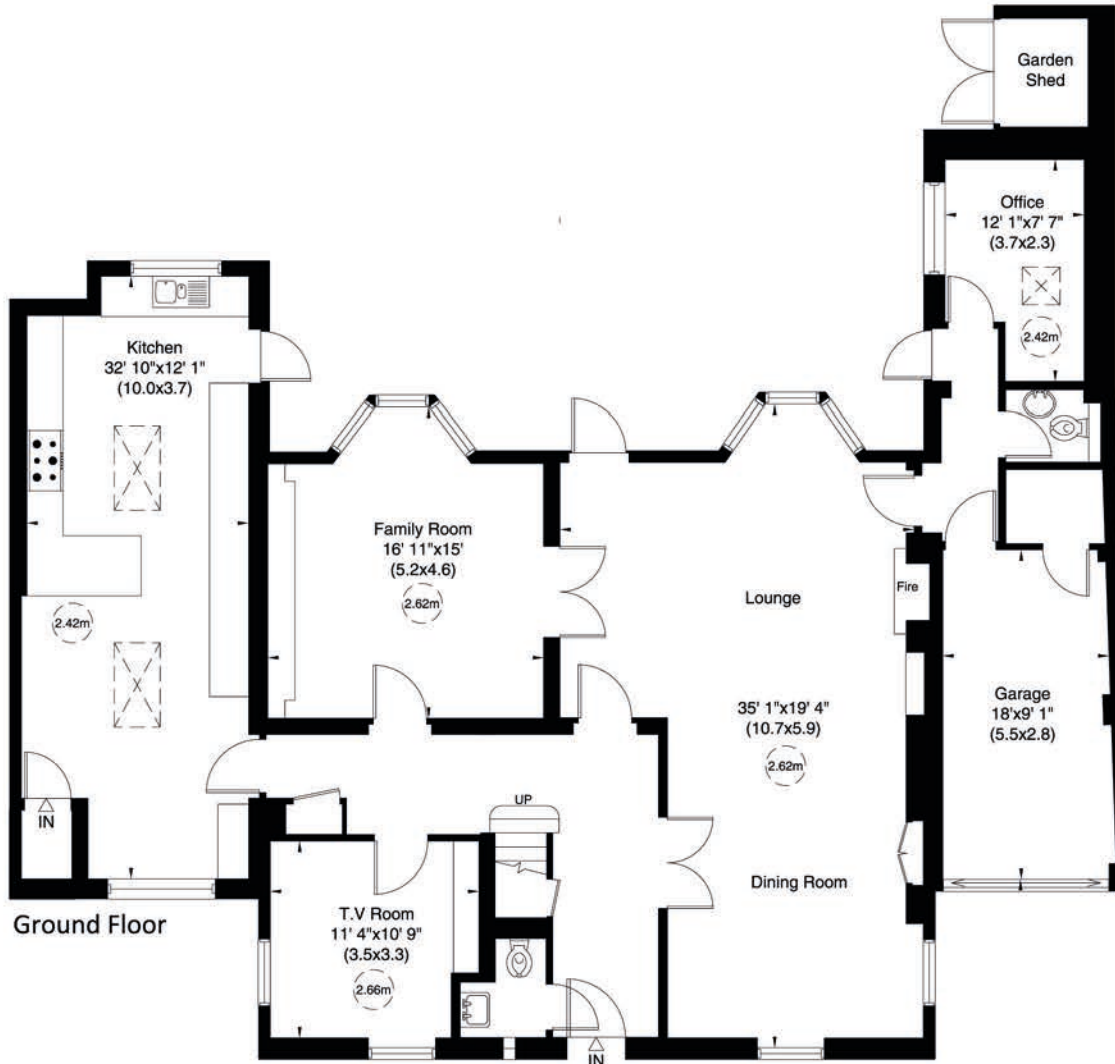
# 40 Wildwood Road, NW11

Approximate Gross Internal Area

365 sq m/ 3927 sq ft Including Under 1.5m and Garden Shed

354 sq m/ 3815 sq ft Excluding Under 1.5m and Garden Shed

Not to Scale, for identification only



# 40 Wildwood Road, NW11

Site Plan

0.186685acre (approx.)

Not to Scale, for identification only



## 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/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.