

# HAMPSTEAD LANE

---

NW3



SOLE AGENT





# HAMPSTEAD LANE NW3

A magnificent, recently built detached home, set behind electronically operated gates and a deep driveway, opposite the grounds of Kenwood House and the rolling green acres of Hampstead Heath.



This substantial family home spanning 11,467 sq ft (1,065.3 sq m) on a plot size of 0.46 of an acre, was built by the vendors three years ago to the highest of specifications and offers a host of luxuries throughout including an indoor lift to all floors, spa facilities and state of the art technology.



# ACCOMMODATION & AMENITIES



Arranged over four floors,  
as you enter the house you're met  
by a breathtaking grand reception  
hallway which leads onto a stunning  
bespoke kitchen breakfast room with  
two sets of French doors leading onto



two terraces, a drawing room with  
bi-folding doors onto a terrace,  
a dining room, a study and a very  
generously proportioned cloakroom  
and guest WC.







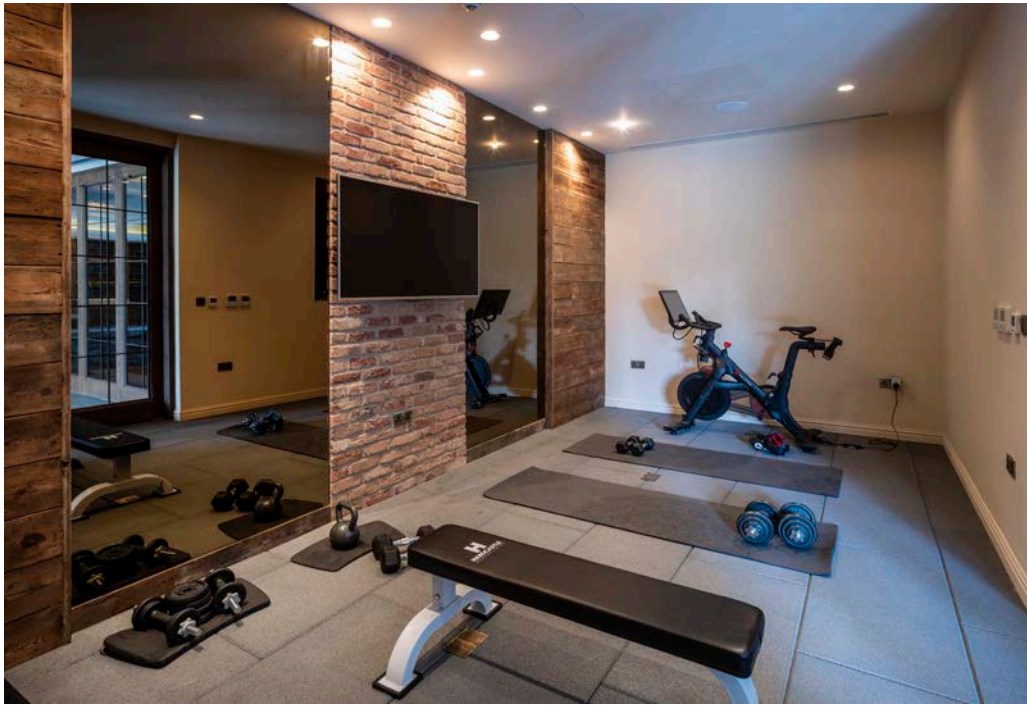




Further accommodation includes a family room off the kitchen, a utility room, boot room, double garage and an additional guest WC. There is also access to a self-contained staff flat which benefits from its own independent kitchen, living room, bedroom and ensuite.

There are five bedroom suites on the upper floors, including an exceptional principal bedroom which has two private dressing rooms with beautifully appointed his and hers bathrooms.





The garden level features a beautiful spa area which incorporates a swimming pool with bi-folding doors leading onto the terrace and garden, a gymnasium, a treatment room, and a shower/changing room.

Additionally there is an entertainment/games room, cinema, music room, wine cellar and guest WC.







There is also a relaxation lounge area and a balcony overlooking the rear gardens with far reaching views.



# SPECIFICATION

- Swimming pool heating run by a heat pump, therefore hugely efficient compared to standard systems.
- The house is fully wired to the central Control 4 smart system controlling, lights, gates, entry system, TVs, music, curtains and blinds.
- Bespoke lift which runs to all floors.
- Fully automated pop-up irrigation system front and rear gardens.
- Naturally vented plant room - super efficient with no air-conditioning required to cool machinery.
- Air conditioning throughout the house.
- Fresh airflow throughout the house.
- Sky connected into each room via cat 7.
- New build with maximum Catalan rated cavity wall and roof insulation.
- WiFi throughout the house.
- Triple glazing.
- Seven bolt security doors.
- Banham security main lock.
- 24 hour camera and hard drive system.
- Electric sky light on roof of building.

reception hall • drawing room • dining room • kitchen/breakfast • family room •  
principal bedroom with his and hers dressing rooms and en suites including a balcony •  
five further bedroom suites • leisure facilities including swimming pool, gym, entertainment/games room,  
cinema, and changing rooms with shower • wine cellar • cloakroom • utility room • three guest WCs •  
three plant rooms • boot room • garage • landscaped garden • off street parking

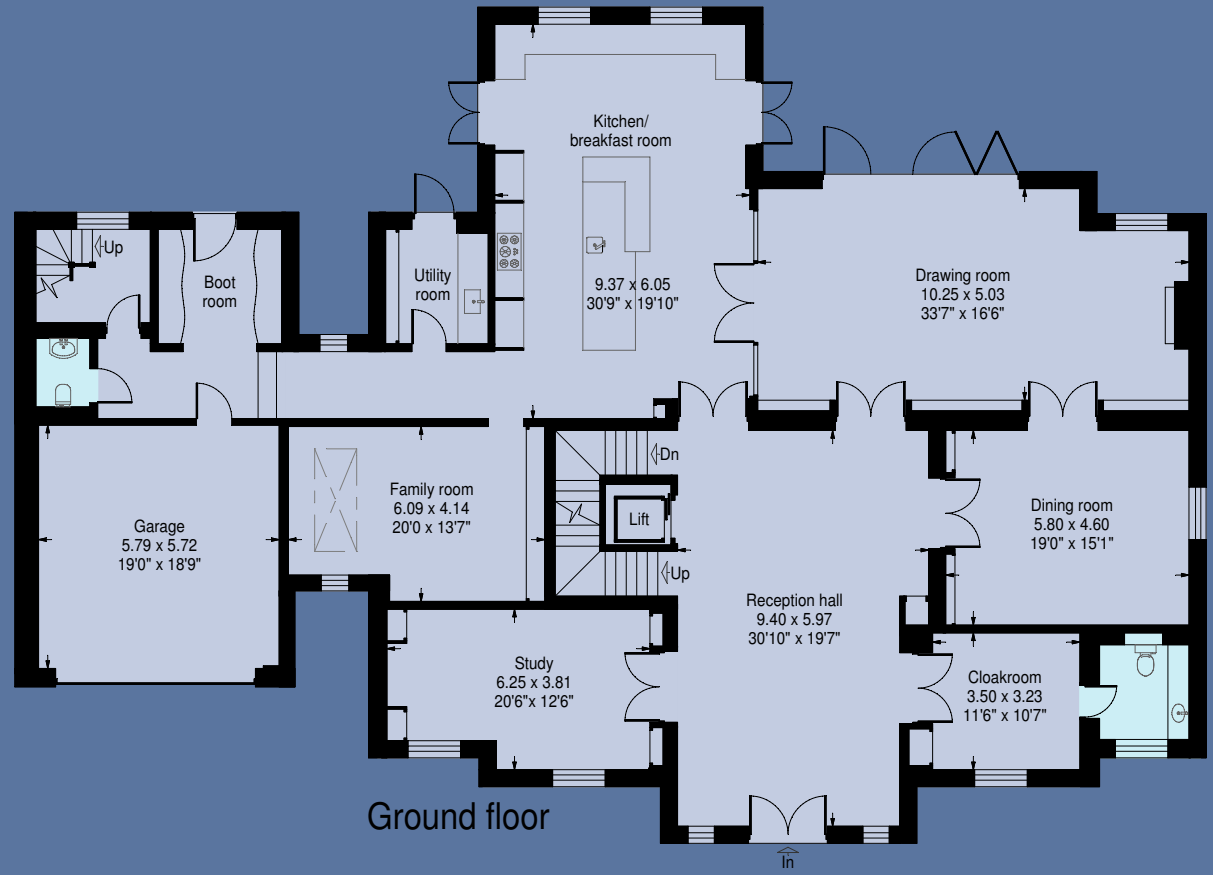
# Hampstead Lane, London NW3

Gross internal area (approx):  
1065.3 sq.m. (11467 sq.ft.)  
Excluding void; including reduced height area below 1.5m  
Reduced height area - 37.4 sq.m. (403 sq.ft.)

For identification purposes only. Not to scale.  
Proplan UK



Lower ground floor



Ground floor

# Hampstead Lane, London NW3

For identification purposes only. Not to scale.  
Proplan UK ©





# Hampstead Lane, London NW3

Site area (approx):  
0.187 Hectares (0.46 Acres)

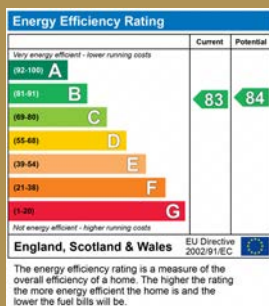
For identification purposes only. Not to scale.

Proplan UK ©



# HAMPSTEAD LANE LONDON NW3

GUIDE PRICE: £12,950,000  
FREEHOLD  
EPC: B



SOLE AGENT



#### 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.