



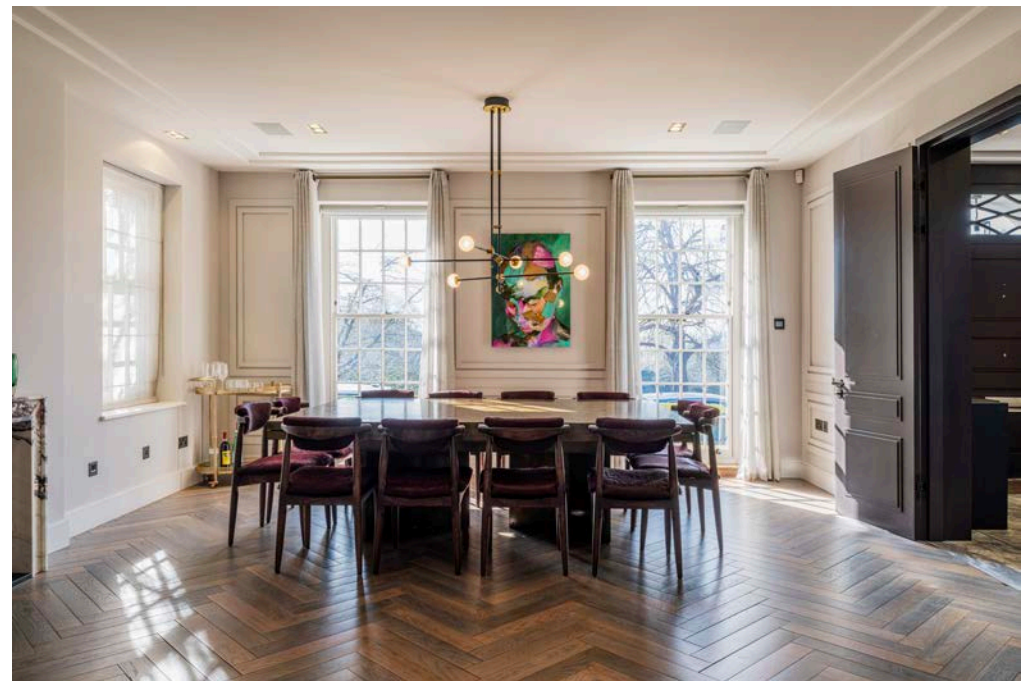
WILDWOOD ROAD NW11



FREEHOLD. SOLE AGENT.

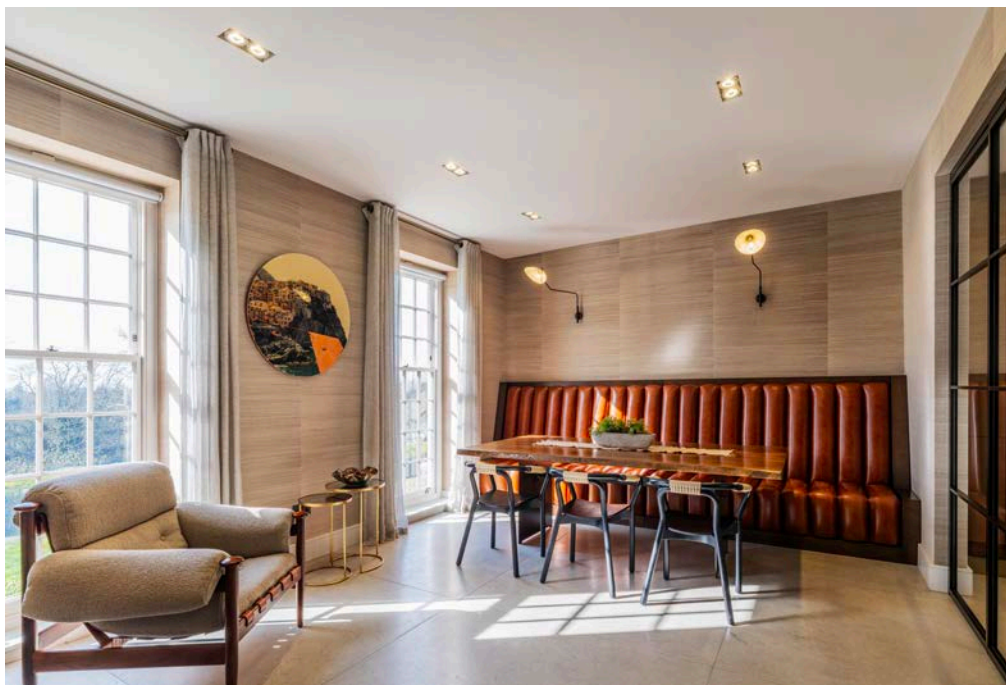
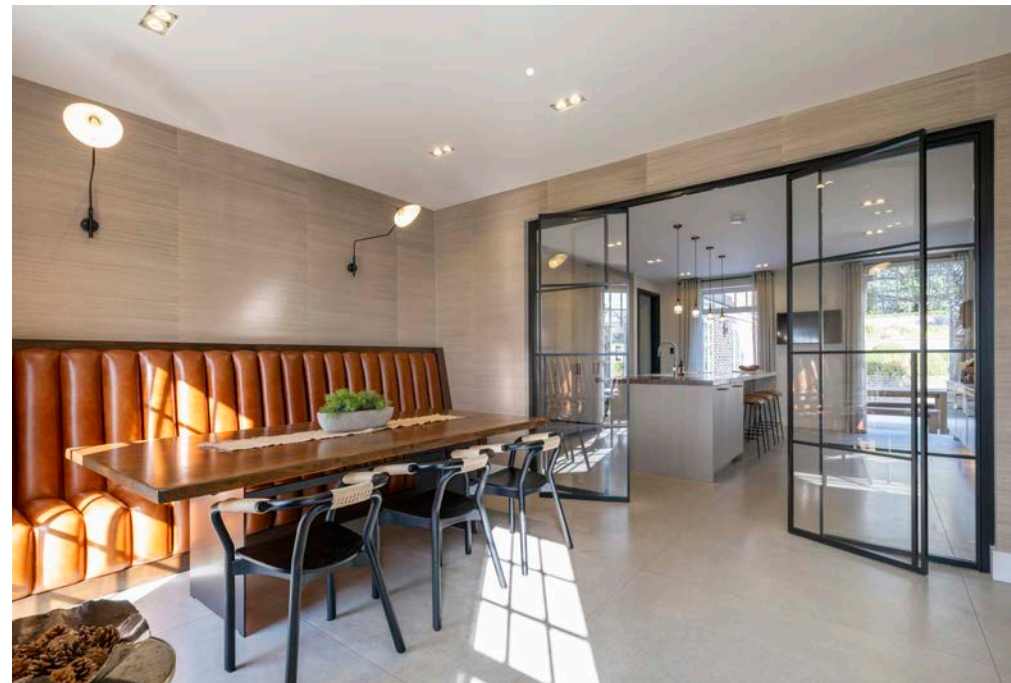
£9,250,000.

ENTRANCE HALLWAY: DRAWING/DINING ROOM: KITCHEN: FAMILY
DINING ROOM: UTILITY ROOM: DOUBLE VOLUME FAMILY ROOM WITH
VAULTED CEILING AND MEZZANINE LEVEL WITH GAMES ROOM/
OFFICE/LIBRARY: GUEST WC: PRINCIPAL BEDROOM WITH DRESSING
ROOM AND EN SUITE: 4 FURTHER BEDROOMS (2 WITH EN SUITE):
FAMILY BATHROOM: SEPERATE STAFF/TEENAGER'S BEDROOM WITH
EN SUITE: CINEMA ROOM & BAR: GYM: FURTHER GUEST WC:
BOOT ROOM/GARAGE: OFF-STREET PARKING: LANDSCAPED
GARDEN: COUNCIL TAX BAND H: EPC RATING D



Located in this prime position, directly opposite the Hampstead Heath Extension, is one of the Suburb's finest interior designed homes, which has been painstakingly, part rebuilt and meticulously refurbished to the very highest quality, by the vendor in 2018.

Spanning 6,104 Sq Ft (559 Sq M) over 4 floors, this exquisite home with off street parking, AC, underfloor heating, double glazed windows throughout, a "Lutron" lighting system, a "Sonos" sound system and CCTV features a grand entrance hallway with Italian marble, a drawing room/dining room with floor to ceiling sash windows, a custom-made marble surround gas fireplace, large herringbone wood flooring and 2 sets of French doors leading on to the spacious patio and garden. The bespoke kitchen with "Gaggenau" appliances leads on to both a casual family dining area also with floor to ceiling sash windows, 2 sets of French doors leading on to the garden and a breathtaking, double volume family room with a vaulted ceiling and a mezzanine level, currently used as a library, billiards room and study.

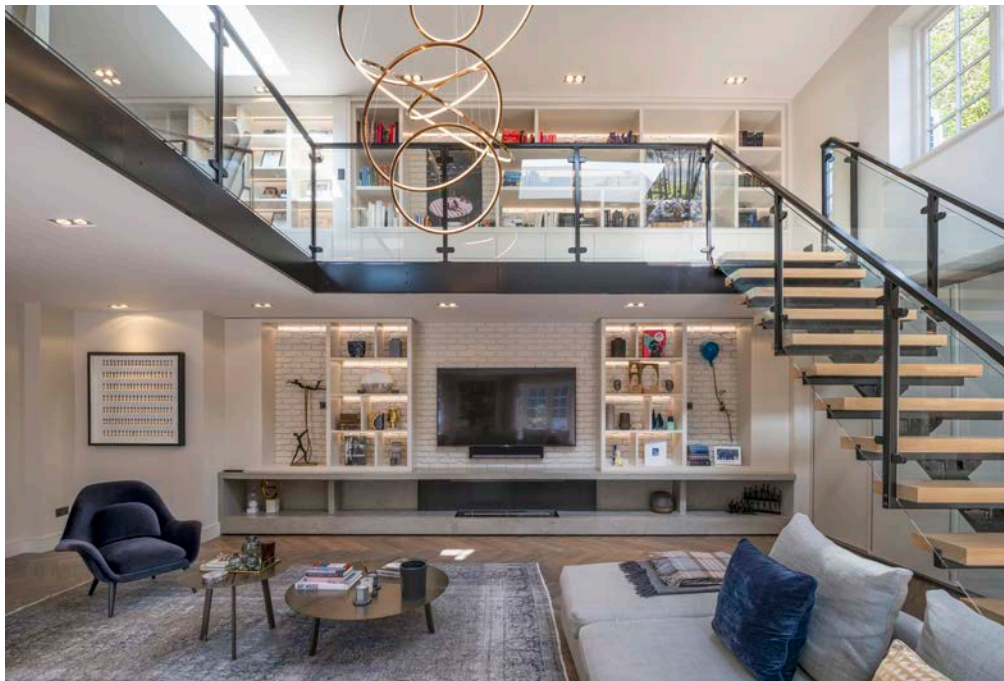


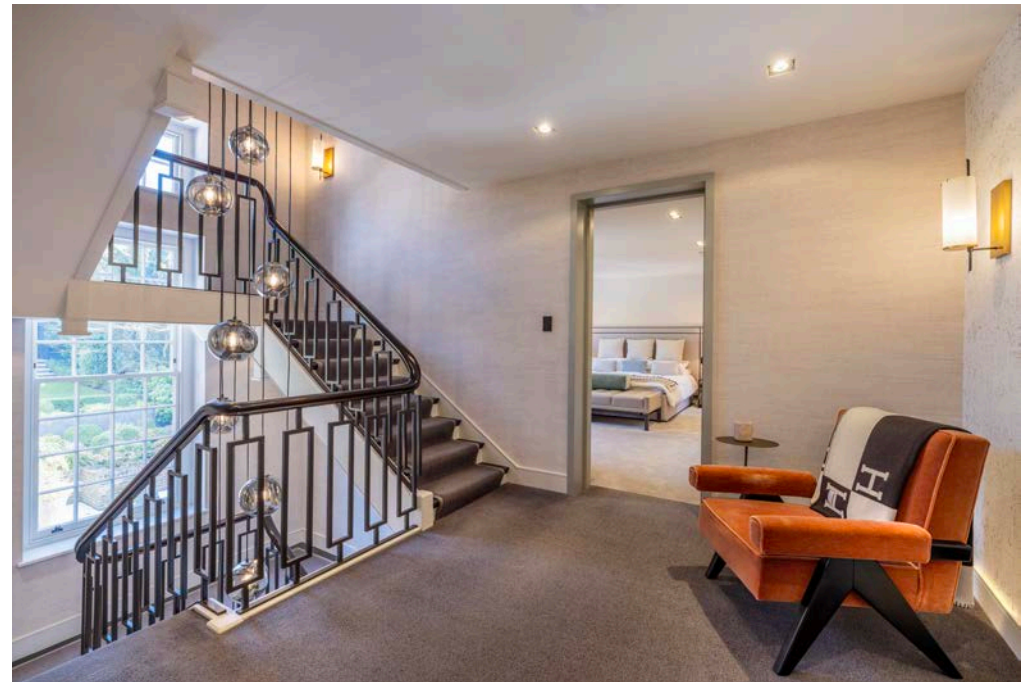
In addition, there is a stunning guest WC, a separate staff/teenager's bedroom with ensuite, which can be accessed via the garage/boot room, a utility room with a dedicated drying closet and a 2nd kitchen.

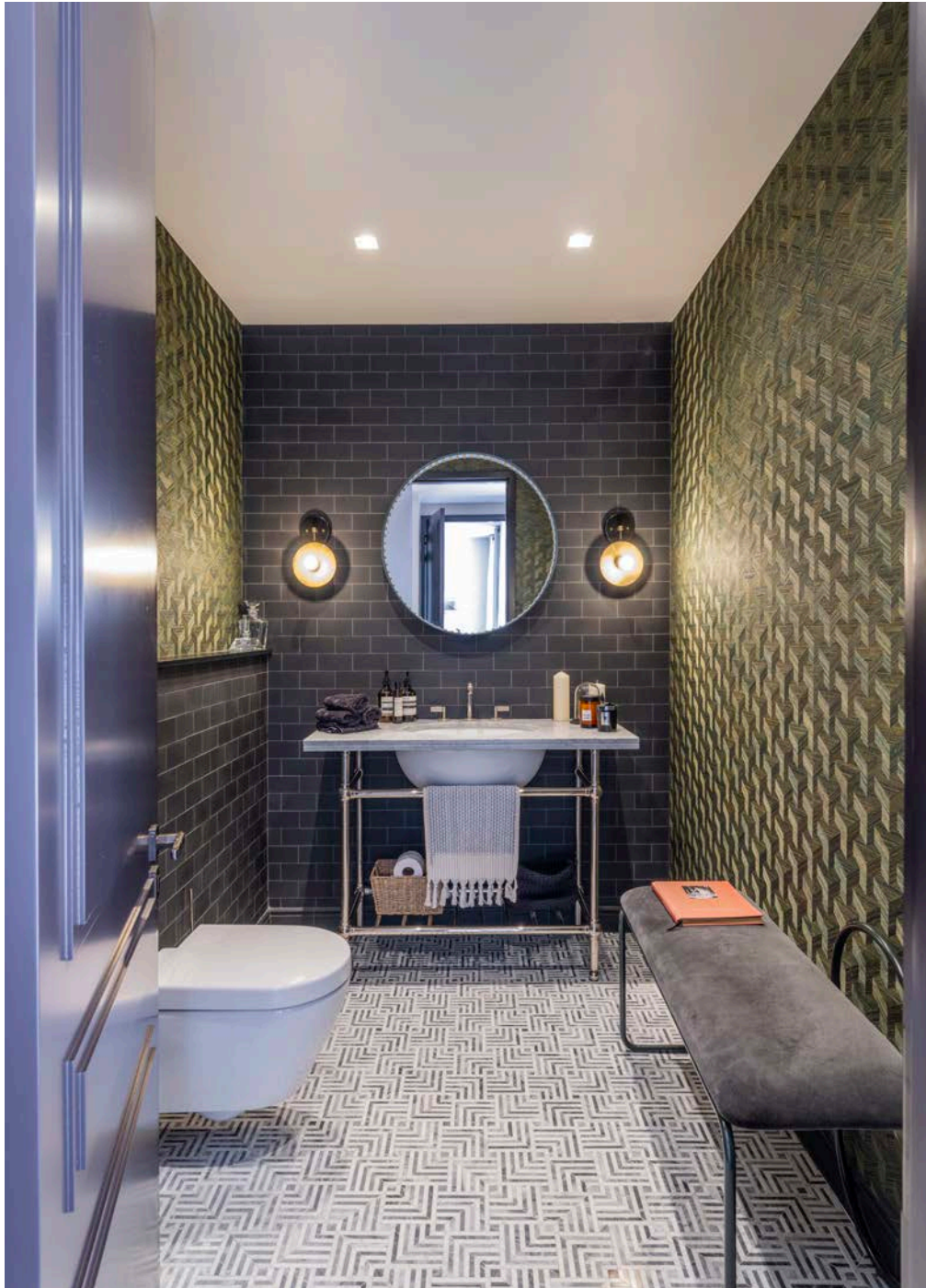
On the upper floors there are 5 bedrooms (3 ensuite and a family bathroom) including a magnificent principal suite with a dressing room and an oversized ensuite bathroom with marble tiles.

On the lower ground floor there is a stylish, soundproofed cinema room/bar and a good-sized gym.

The beautiful, landscaped garden to the rear, arranged over 2 levels, features a large sun trapped patio, ideal for alfresco dining leading up to a wide expansive lawned area, with mature shrubs and an irrigation system.









SPECIAL FEATURES

MAJOR 2 YEAR INTERNAL AND EXTERNAL HOUSE RENOVATION COMPLETED IN THE LAST 7 YEARS

HOUSE INTERIOR DESIGNED BY ESTEEMED INTERIOR DESIGNER

2 KITCHENS

GAGGENHAU APPLIANCES IN MAIN KITCHEN

FINEST ITALIAN MARBLE IN KITCHEN, MASTER BATHROOM, ENTRANCE HALL AND DINING ROOM

DEDICATED HEATED DRYING CUPBOARD

INTERNAL AND EXTERNAL CCTV

AIR CONDITIONING

UNDERFLOOR HEATING

LANDSCAPED GARDEN WITH LIGHTING AND IRRIGATION

MUSIC SPEAKERS IN HOUSE & GARDEN WITH FULL SONOS SYSTEM

LUTRON LIGHTING SYSTEM

ELECTRIC CAR CHARGING POINT

EVENING SECURITY PATROL

SEPARATE LIVING QUARTERS IDEAL FOR DOMESTIC STAFF

DURTNELL JOINERY

FULL SOUNDPROOFED CINEMA ROOM









Wildwood Road NW11

Gross internal area (approx.)

567 Sq m (6104 Sq ft) Including under eaves and under 1.5m

559 Sq m (6013 Sq ft) Excluding under eaves and under 1.5m

For identification only, Not to Scale



Lower ground floor

Ground Floor



Second Floor



First Floor

www.WilliamSalisbury.Photography

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

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.

