



glentree
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NEVILLE DRIVE N2



FREEHOLD. JOINT SOLE AGENT.

GUIDE PRICE £5,250,000.

ENTRANCE HALLWAY: RECEPTION ROOM: KITCHEN/BREAKFAST

ROOM: FAMILY ROOM: OFFICE: GUEST WC: PRINCIPAL BEDROOM

WITH DRESSING ROOM AND EN SUITE: 5 FURTHER BEDROOMS ALL

WITH EN SUITES: GARAGE: REAR LANDSCAPED GARDEN:

OFF-STREET PARKING



Located on a wider than average plot backing directly onto Hampstead Golf Course and set behind a newly laid resin carriage driveway, is this spacious 6-bedroom, 6-bathroom family home arranged over 3 floors and spanning 4,191 SQ FT (389 SQ M) and is currently undergoing a programme of refurbishment.

This fine home is flooded with natural light and higher than average ceiling heights and features a magnificent 35" x18" reception room, a newly fitted, stylish kitchen breakfast room, a family room, an office and a garage that could be converted, subject to the necessary consents. The sweeping staircase has been newly stained and an array of new flooring will be laid throughout.

On the upper floors there are 6-bedroom suites including an indulgent principal with a spacious dressing room and a brand new, large ensuite bathroom, about to be fitted. In addition, a further 3 of the ensuites have newly appointed bathrooms. Furthermore ,bedroom 2 benefits from a roof terrace overlooking the garden. To the rear, the south facing garden is wide, private and backs on to the golf course.





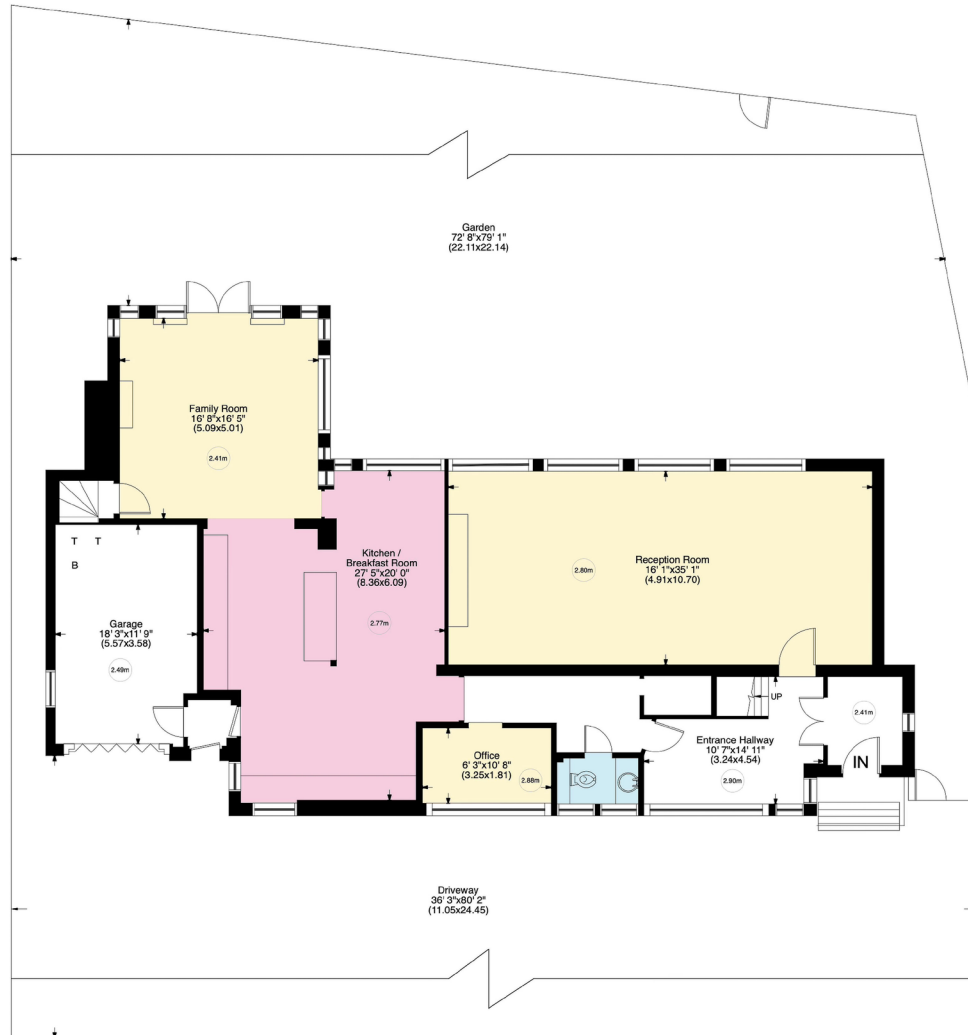
Neville Drive N2

Gross internal area (approx.)

444 Sq m (4784 Sq ft) Including under eaves and under 1.5m

389 Sq m (4191 Sq ft) Excluding under eaves and under 1.5m

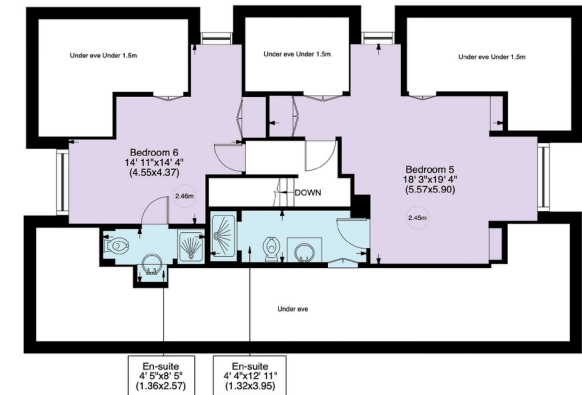
For identification only, Not to Scale



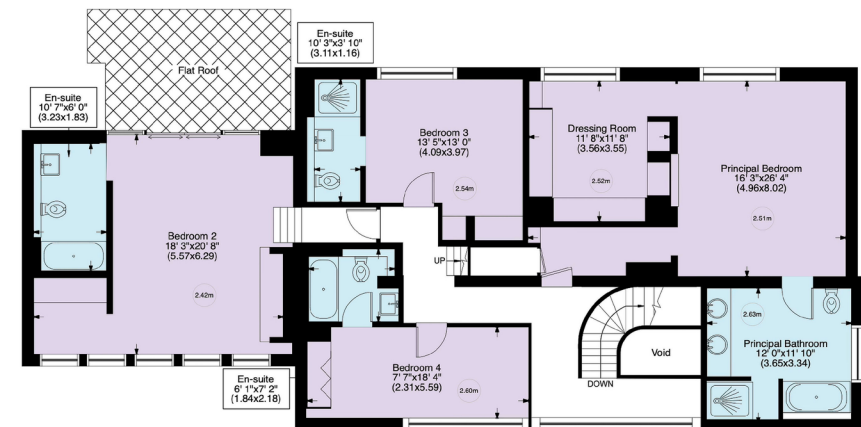
Ground Floor

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.



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).