

THIS BEAUTIFULLY
RESTORED AND
EXTENDED ARTS
AND CRAFTS-STYLE
TOWNHOUSE OFFERS
A RARE OPPORTUNITY
TO LIVE IN A
SPACIOUS, LUXURY
HOME IN A HIGHLY
SOUGHT-AFTER
TURNING

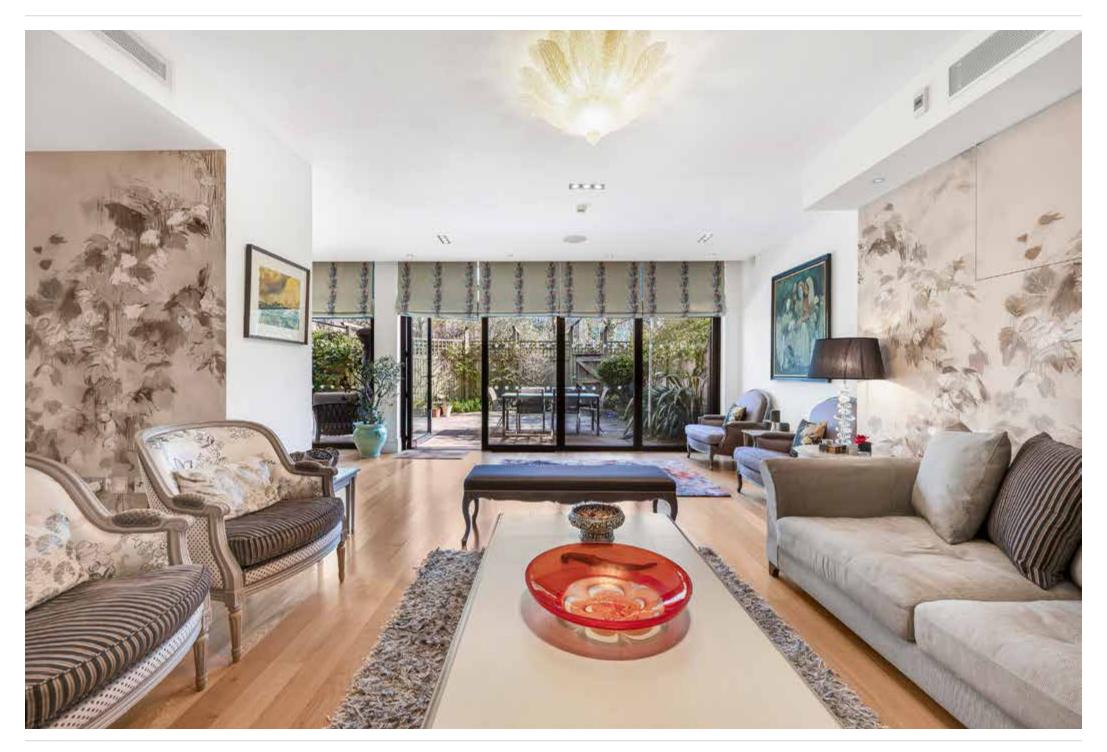
Originally developed 15 years ago by the acclaimed developer Harrison Varma, this fine property offers nearly 5,000 sqft of versatile living space, featuring 5 bedrooms and 6 bathrooms across three floors.

Located in a quiet turning, the house is set back from the road and behind secure gates, offering parking for up to 2/3 cars. Its close proximity to the serene Heath Extension and Golders Hill Park adds to its appeal, making it ideal for those who enjoy both tranquillity and easy access to amenities.









The ground floor is designed for family living and entertainment, with a large lounge and dining room that opens to a south-facing patio garden via bi-folding doors. The 35' x 32' luxury kitchen, complete with 'Gaggenau appliances', serves as the heart of the home and is complemented by a family dining area. Further benefits includes a utility room, a cinema/games room, a bedroom with an en-suite shower, and a housekeeper's room with its own entrance and en-suite bathroom.

On the first floor, the expansive principal suite spans the entire level and features dual dressing rooms with an en-suite bathroom, and a separate shower room. The second-floor features two additional double bedrooms, each with its own ensuite bathroom, offering comfort and privacy for family or guests.

Modern luxury touches throughout the home include a sound system, cinema room, and top-of-the-line appliances. With easy access to the amenities of Hampstead, Golders Green and their underground stations, further enhances the appeal of this exceptional family home.

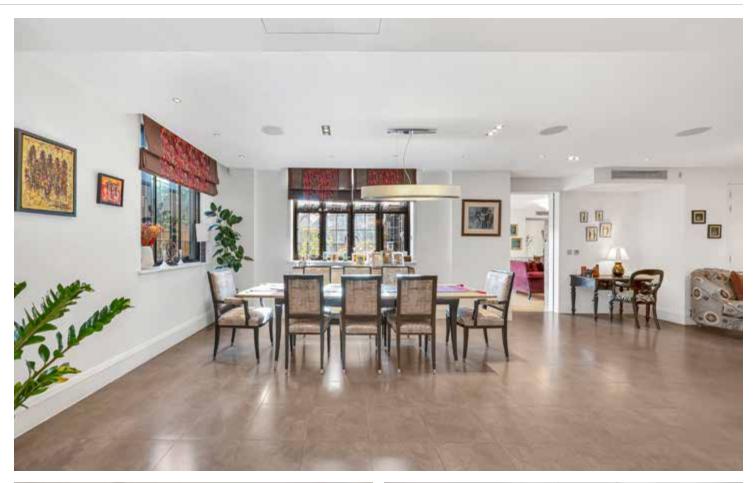
## TERMS

**Price:** Guide Price £5,000,000

**Tenure:** Leasehold (Lease Expiry 31st August 3008)

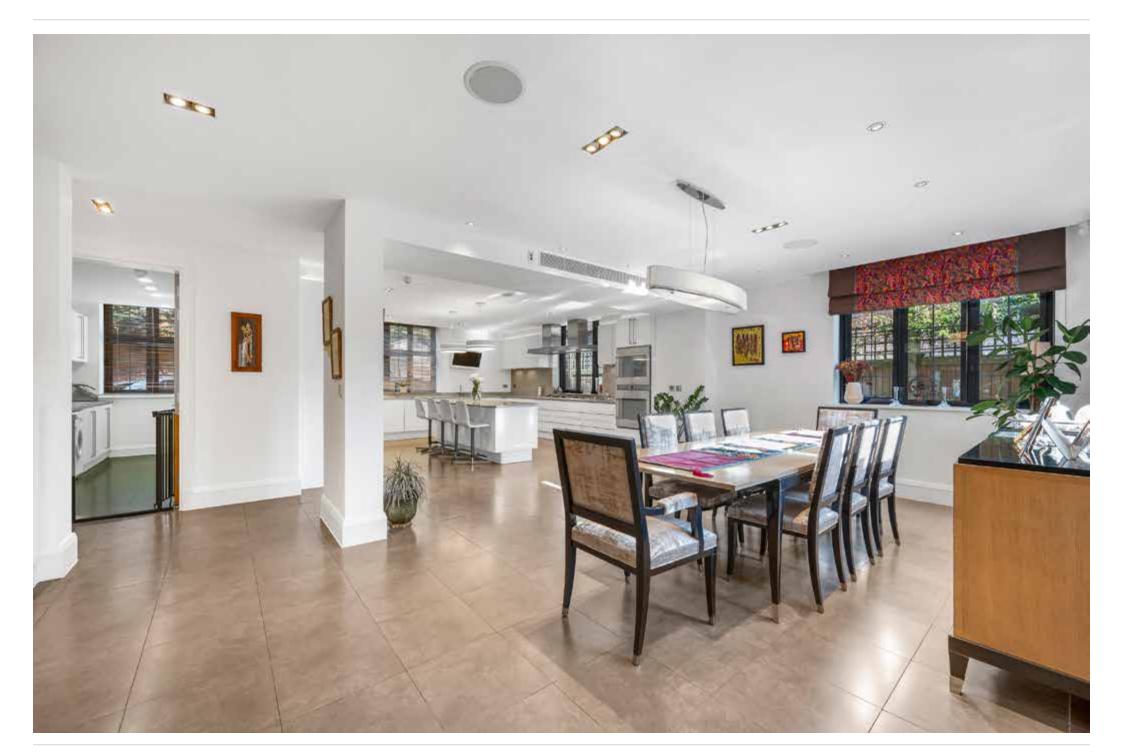
983 years remaining **Service Charge:** £7,500 **Council Tax:** Band H

 $\mathbf{EPC}\ \mathbf{rating:}\ \subset$ 







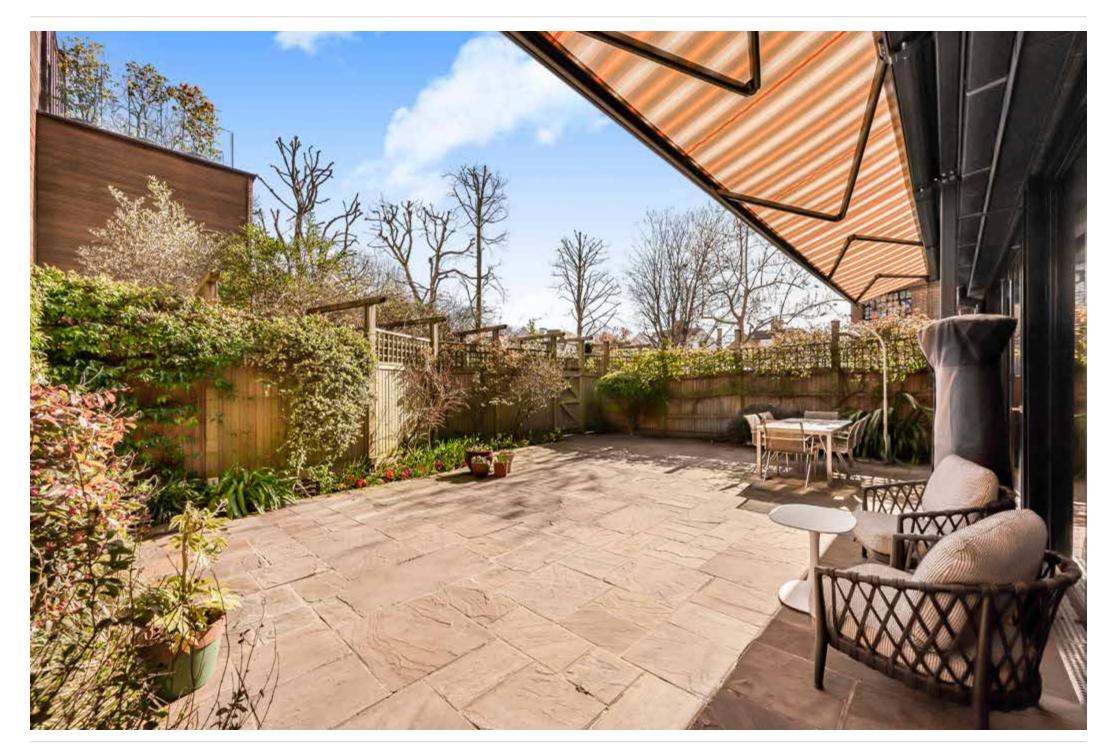












## APPROX. GROSS INTERNAL AREA

4,942 Sq Ft (459.11 Sq M) excluding loft storage

APPROX. FLOOR AREA INCLUDING RESTRICTED HEIGHT

4,970 Sq Ft (461.71 Sq M) excluding loft storage

APPROX. LOFT STORAGE AREA
455 Sa Ft (42 27 Sa M)





## Savills Hampstead

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## Glentree

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lewing: Strictly by appointment with Savil

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