



# WILLOW HOUSE

LONDON NW11



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 en-suite 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

**EPC rating:** C













## APPROX. GROSS INTERNAL AREA

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

## APPROX. FLOOR AREA INCLUDING RESTRICTED HEIGHTS

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

## APPROX. LOFT STORAGE AREA

455 Sq Ft (42.27 Sq M)



Viewing: Strictly by appointment with Savills.

### Important notice

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**Savills Hampstead**

James Diaper

JDiaper@savills.com

07870999645

**savills**

**Glentree**

Jonathan Wein

jonathan@glentree.com

07831802333

**glentree**