



Heathgate, Hampstead Garden Suburb, NW11

Guide Price: £2,800,000

Benham
& Reeves

Heathgate, Hampstead Garden Suburb, NW11

 4 Bedroom (s)  3 Bathroom (s)  Freehold

A superb four bedroom semi-detached house with garage and additional off-street parking, close to the Heath Extension, in one of Hampstead Garden Suburb's most sought-after roads.

The Grade II listed house, in sight of St Jude on the Hill Church, was built in 1913 and was designed by John Souter following Sir Edwin Lutyens' original design, and features a magnificent 112' private rear garden. The property offers over 2,500 square feet of accommodation over three floors and features two elegant, high ceilinged reception rooms accessed via a wonderful octagonal entrance hall. There is a large family room/kitchen/diner with a separate utility room.

The principal bedroom suite has a fully fitted dressing room and en-suite bathroom. There are a further 3/4 bedrooms, a further 2 bathrooms and a balcony. The wonderful garden has a large patio area, established fish pond, generous lawn and established flower beds. There is also a discreet space for a shed.

The house is quietly situated moments from the Heath Extension, whilst being approximately 0.7 miles from Golders Green (Northern line - Zone 3) underground station and the multiple shopping and restaurant facilities of Temple Fortune.





Property Features:

- 4 Bedrooms
- Study
- 3 Bathrooms
- 3 Reception Rooms
- Kitchen/Diner
- 112' Rear Garden
- Garage
- Additional Off-Street-Parking
- Utility Room

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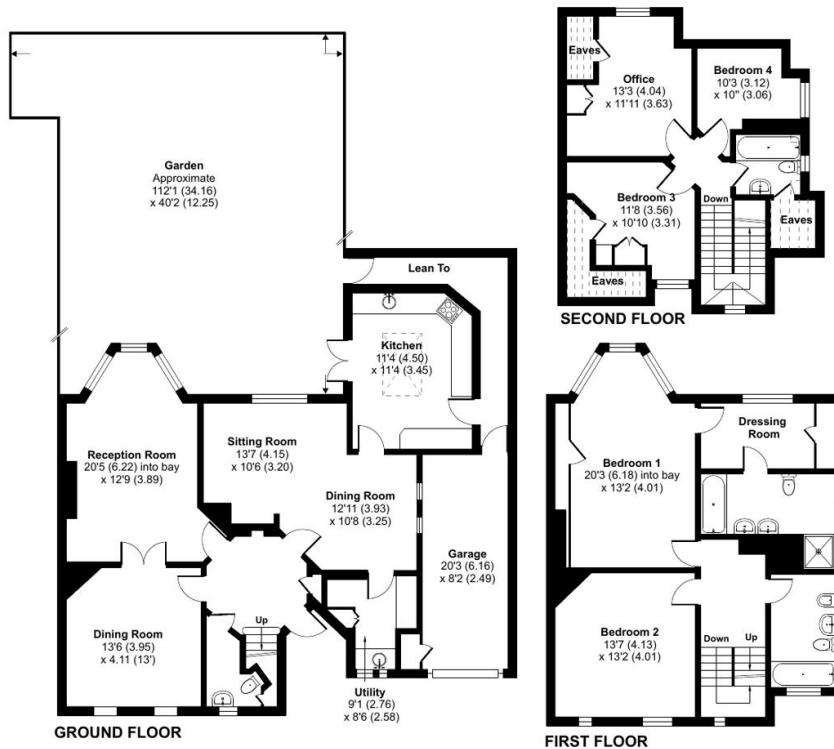
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Approximate Area = 2554 sq ft / 237.2sq m (includes garage)
 Limited Use Area(s) = 83 sq ft / 7.7 sq m
 Total = 2637 sq ft / 244.9 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Freehold

Viewings:

All viewings are by appointment only through our Hampstead Office.

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