



glentree
INTERNATIONAL
020 8458 7311
www.glentree.com



WILDWOOD ROAD NW11



LEASEHOLD. SOLE AGENT.

£2,950,000

RECEPTION ROOM: DINING ROOM: KITCHEN: BREAKFAST ROOM: 6

BEDROOMS: 2 FAMILY BATHROOMS: TERRACE: GARAGE: REAR

GARDEN: OFF-STREET PARKING: COUNCIL TAX BAND H



On the market for the first time in 65 years, and located in this highly sought after turning in Wildwood Road, is this extremely special and desirable six -bedroom, double-fronted detached family home, backing directly on to Hampstead Golf Course and a stone's throw to the Hampstead Heath Extension.

Internally, this fine bright and airy home offers a flexible arrangement of space and would now benefit from a programme of refurbishment. The groundfloor provides generous accommodation including an entrance hall, a dining room with a French door leading on to the garden, a large reception room, a kitchen, a breakfast room, a Guest WC, and an unconverted garage, which subject to a HGST deed of variation and planning consent from HGST and Barnet Council, could potentially be linked and incorporated into the main house. The upper floors comprise 6 bedrooms and two bathrooms, with one of the bedrooms having the additional benefit of a terrace.

The private garden to the rear faces east and would also benefit from a new landscaping design.

The property further benefits from off-street parking, while the amenities of Temple Fortune and Golders Green Underground station are within easy reach







Wildwood Road NW11

Gross internal area (approx.)

2694 Sq ft (250 Sq m) Including Garage & Under 1.5

2669 Sq ft (248 Sq m) Including Boiler Room & Garage / Excluding Under 1.5

Site Area (approx.)

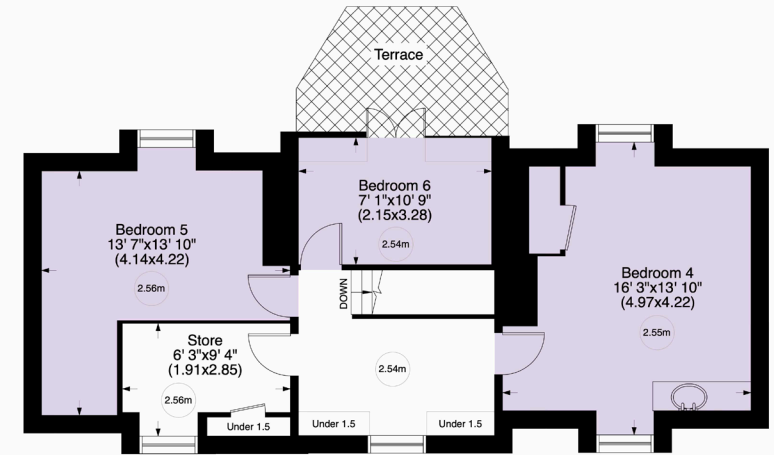
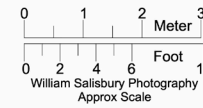
Acre 0.16 Hectares 0.065

For identification only, Not to Scale

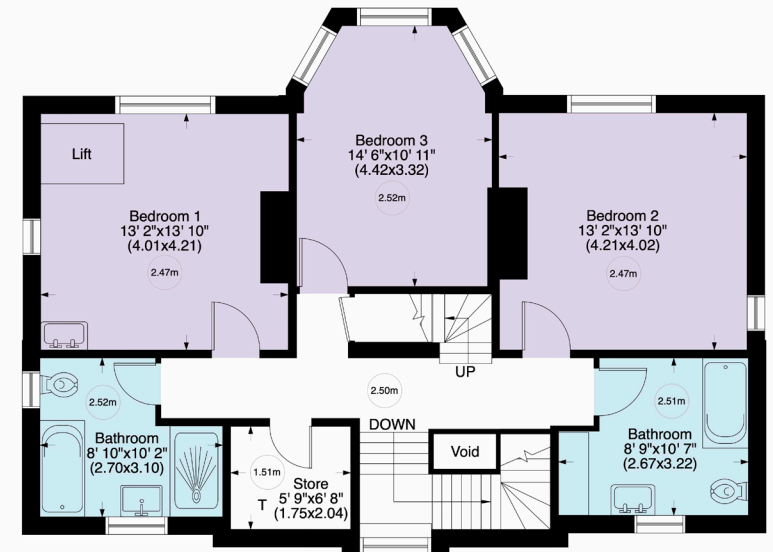
Produced for and copyrighted, to Glentree ©



Ground Floor - Approx 1170 Sq ft - 109 Sq m



Second Floor -
Approx 593 Sq ft - 55 Sq m



First Floor -
Approx 932 Sq ft - 87 Sq m

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).

Site Area (approx.) Acre 0.16 Hectares 0.065



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 Glenree 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.