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WILDWOOD ROAD NW11



FREEHOLD. JOINT AGENT.

GUIDE PRICE £2,795,000.

RECEPTION ROOM: FAMILY ROOM: KITCHEN: BREAKFAST ROOM:

UTILITY ROOM: PRINCIPAL BEDROOM WITH EN SUITE: 4 FURTHER

BEDROOMS (2 WITH EN SUITES): FAMILY BATHROOM: GUEST WC:

GYM: OFF-STREET PARKING: REAR LANDSCAPED GARDEN: COUNCIL

TAX BAND H



A double-fronted Arts and Crafts style, 5-bedroom, 4-bathroom (3 ensuites), semi-detached family home, backing on to and with direct access to the Hampstead Heath Extension situated in this highly sought after location.

Arranged over three floors ,this stunning property provides spacious and versatile accommodation. It boasts a plethora of features, such as vaulted ceilings, parquet flooring, AGA ovens, walk in pantry, and a full utility room. The Principal bedroom suite is generous with dual aspects and a stylish ensuite bathroom.

The property further benefits from great views of the Heath, off-street parking for three cars and a newly refurbished garden room/gym.





# Wildwood Road NW11

Gross internal area (approx.)

265 Sq m (2853 Sq ft) Including Gym, under eaves and under 1.5m

240 Sq m (2585 Sq ft) Excluding Gym, under eaves and under 1.5m

For identification only, Not to Scale



Ground Floor



First Floor



Second Floor

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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).

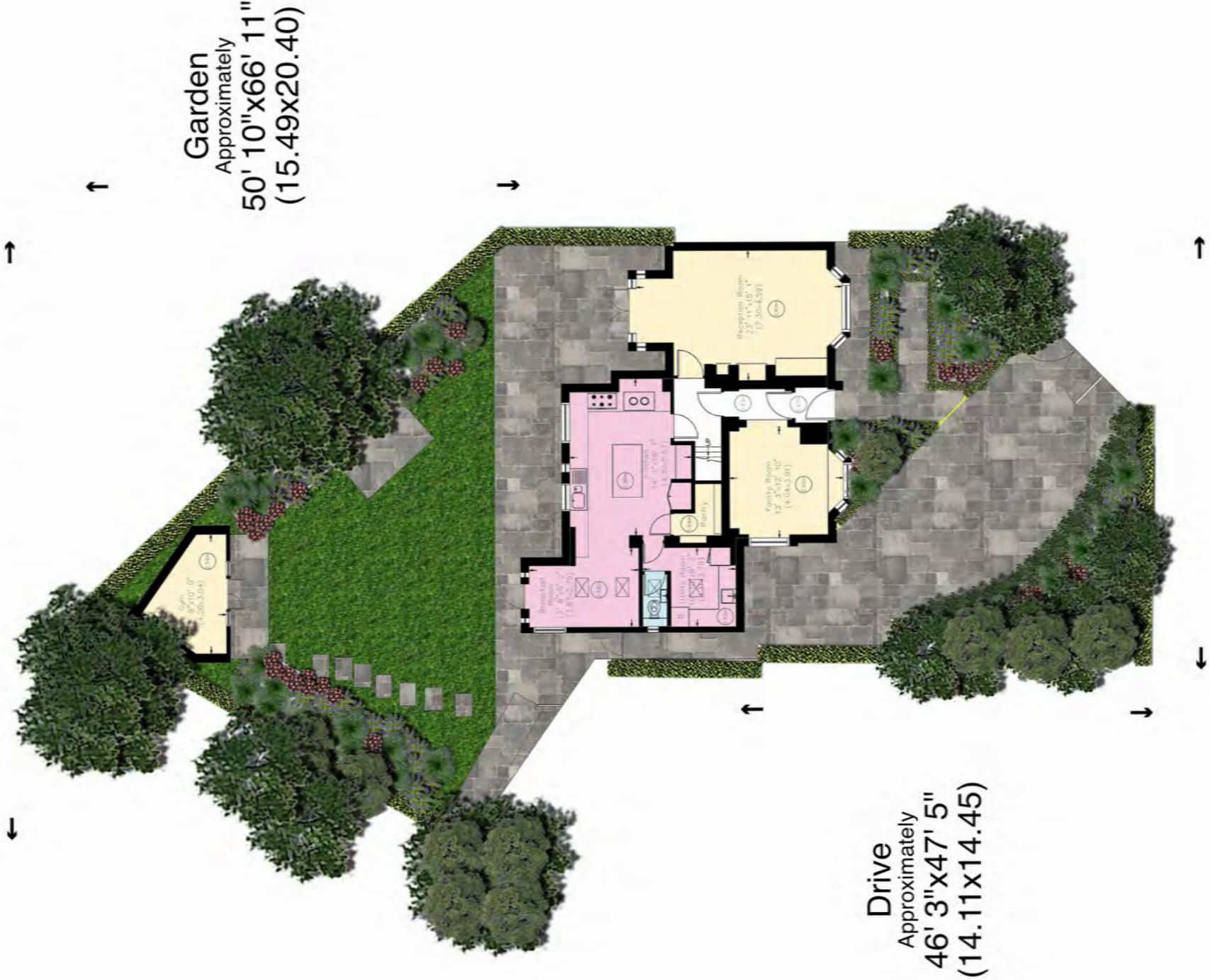
## IMPORTANT NOTICE

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.

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Acre 0.117 (approx.)

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