



glentree
INTERNATIONAL
020 8458 7311
www.glentree.com

SPENCER DRIVE N2



FREEHOLD. SOLE AGENT.

£2,950,000.

ENTRANCE HALL: RECEPTION ROOM: DINING ROOM: SITTING AREA:

KITCHEN: BREAKFAST AREA: STUDY/GYM: GUEST WC: PRINCIPAL

BEDROOM WITH EN SUITE BATHROOM AND DRESSING ROOM: 4

FURTHER BEDROOMS (1 WITH EN SUITE): 2 FAMILY BATHROOMS:

ROOF TERRACE: LANDSCAPED GARDEN: OFF-STREET PARKING:

COUNCIL TAX BAND H: EPC RATING D



Enviably located on a sought-after road on the south side of Hampstead Garden Suburb, just 0.2 miles from the Hampstead Heath Extension, is this beautifully presented five-bedroom detached family home, offering approximately 2,800 sq ft of spacious lateral accommodation.

Occupying a prominent corner position on Spencer Drive, this stunning home offers generous and versatile living accommodation throughout. The ground floor comprises a welcoming entrance hallway, a dining room leading through to a family room, which opens onto a stylish kitchen/breakfast room, a lounge, gym/study and a guest WC. Surrounding the property are beautifully landscaped gardens to three sides, providing a wonderful setting for outdoor entertaining and family living.



The bedroom accommodation comprises a generous principal suite with a dressing room and en-suite bathroom, four further bedrooms, one benefiting from an en-suite shower room, together with a family bathroom and an additional shower room. A particular feature of this magnificent home is the incredible south-facing roof terrace, measuring 24'4 x 21'4, offering an exceptional space for relaxing and entertaining.

Further benefits include off-street parking and an excellent location between Holne Chase and Neville Drive, within easy reach of the open green spaces of the Hampstead Heath Extension and just 0.4 miles from the shops, cafés and local amenities of The Market Place.









Spencer Drive N2

Gross internal area (approx.)
3115 Sq ft (289 Sq m) Including Under 1.5
2800 Sq ft (260 Sq m) Excluding Under 1.5

Site Area (approx.)
Acre 0.14 Hectares 0.058
For identification only, Not to Scale
Produced for and copyrighted, to Glentree ©



Second Floor -
Approx 749 Sq ft - 70 Sq m



First Floor -
Approx 934 Sq ft - 87 Sq m



Ground Floor - Approx 1432 Sq ft - 133 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).

Spencer Drive N2

Gross internal area (approx.)
3115 Sq ft (289 Sq m) Including Under 1.5
2800 Sq ft (260 Sq m) Excluding Under 1.5

Site Area (approx.)
Acre 0.14 Hectares 0.058

For identification only, Not to Scale
Produced for and copyrighted, to Glentree ©



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.