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REYNOLDS CLOSE NW11



FREEHOLD. SOLE AGENT.

£4,350,000.

RECEPTION ROOM: FAMILY ROOM: KITCHEN/DINER: UTILITY ROOM:

OFFICE: GUEST WC: PRINCIPAL BEDROOM WITH EN SUITE

BATHROOM, DRESSING ROOM AND TERRACE: 4 FURTHER

BEDROOMS (3 WITH EN SUITES): FAMILY BATHROOM: OFF-STREET

PARKING: LANDSCAPED GARDEN & TERRACE



We are delighted to offer this stunning double fronted, detached family home in this sought after turning located opposite and featuring views over the Hampstead Heath Extension.

Spanning 3,771 Sq ft over 3 floors, this beautiful home has been meticulously renovated by the vendor to the highest of standards.

The ground floor benefits from Walnut chevron flooring and 'lutron' lighting throughout and the accommodation includes a double reception room with a dining area, a feature contemporary fireplace and French doors leading onto the garden , a family room, a beautiful kitchen/diner with "Miele" appliances, a utility room and a home office.



On the upper floors there are 5 bedrooms(4 ensuite and an additional family shower room), including a magnificent Principal bedroom with an oversized ensuite bathroom, a separate dressing room and a terrace overlooking the Heath Extension.

Further benefits include a wrap around garden, a large terrace and off-street parking for 2 cars.









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Gross internal area (approx.)

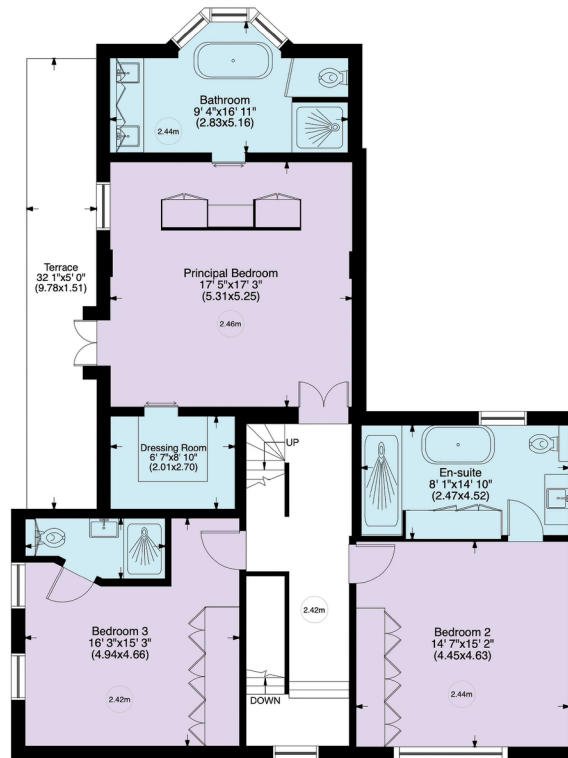
357 Sq m (3842 Sq ft) Including under eaves and under 1.5m

350 Sq m (3771 Sq ft) Excluding under eaves and under 1.5m

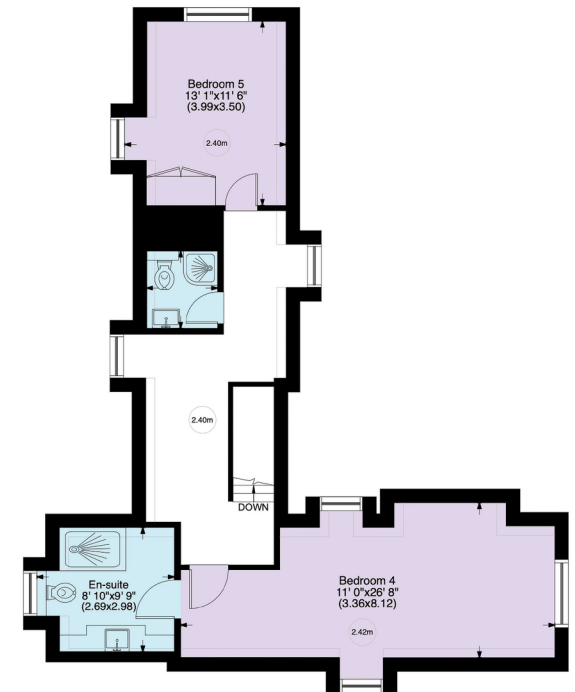
For identification only, Not to Scale



Ground Floor



First Floor



Second Floor

www.WilliamSalisbury.Photography

Not to Scale, for guidance only and must not be relied upon as a statement of fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Reynolds Close NW11

Acre 0.2 (approx.)

For identification only, Not to Scale



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.