



**Wildwood Road, NW11**

Set well back from the road behind electric gates and a long driveway in an elevated position facing the Heath Extension and Turners Wood, this charming and meticulously refurbished double fronted and detached family residence located at the Hampstead Heath end is surrounded by landscaped gardens giving a high level of privacy.

Spanning 7340 sq ft (682 sq m) the house occupies a larger than average double plot in a rural setting, backing onto the Turners Wood Bird Sanctuary.

Available unfurnished.

ENTRANCE HALL: LIVING ROOM: DINING ROOM: FAMILY ROOM: FULLY FITTED and EQUIPPED KITCHEN: BREAKFAST ROOM: CLOAKROOM: UTILITY ROOM: MASTER BEDROOM SUITE WITH DRESSING ROOM and BATHROOM: 8 FURTHER BEDROOMS: 5 BATHROOMS (4 ENSUITE): SEPARATE WC: STUDY/BEDROOM 4: PLAYROOM/BEDROOM 6: PLANT ROOM: STORE ROOM: GARDENER'S ROOM: 2 CAR DETACHED GARAGE WITH LOFT STORAGE: AMPLE OFF STREET PARKING: FRONT and REAR LANDSCAPED GARDENS WITH DIRECT ACCESS TO TURNERS WOOD.

**£6,750 Per Week**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	76
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

