



PLATTS LANE, HAMPSTEAD, NW3 7NN

FREEHOLD, ASKING PRICE £3,795,000

- IMPRESSIVE VICTORIAN PERIOD HOUSE
- 4725 SQUARE FEET
- DESIGNED BY CHARLES QUENNEL AND BUILT BY GEORGE WASHINGTON HART IN 1898
- SELF CONTAINED LOWER GROUND FLOOR FLAT
- UNDER CURRENT OWNERSHIP FOR FORTY YEARS
- WONDERFUL ORIGINAL PERIOD FEATURES
- BEAUTIFUL LANDSCAPED FRONT AND BACK GARDENS
- GRAND RECEPTION ROOMS SOME WITH WOOD PANELLED WALLS
- WELL LOCATED FOR ACCESS TO NORTHERN, JUBILEE AND THAMESLINK LINES
- HAMPSTEAD HEATH IS JUST AT THE TOP OF THE ROAD.

SOLE AGENTS - A wonderful period and rare to the market semi-detached seven/eight bedroom Hampstead house of around 4725 sq. ft. with a beautifully landscaped 78' west facing back garden and a separate self-contained flat on the lower ground floor.

Designed by the architect Charles Quennell and built by George Washington Hart in 1898. The current owners who have lived there for over forty years, have maintained its Victorian integrity and there is a wealth of original period features throughout.

The house comprises a front reception room with oak panelled walls, a dining room with garden access, a guest cloakroom/WC, a study with a west facing terrace. a principal bedroom with a large bright en suite bathroom, five further bedrooms, a shower room, a kitchen leading into a fabulous 21' conservatory/breakfast room; and onwards to the terrace and a WEST FACING garden.

The self-contained flat comprises a 17'2 reception room leading out onto a patio and terrace, a 18'9 bedroom a bathroom and a kitchen. There are also two excellent storage areas on this level and an interconnecting door from the main house to the flat.

Perfectly positioned between Hampstead Village and West Hampstead, the property enjoys easy access to the Northern, Jubilee, Overground and Thameslink lines. Hampstead Heath is a short walk up Platts Lane.

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COUNCIL TAX BAND: H

| 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 56 | 74 |
| England & Wales | | EU Directive 2002/91/EC  | |

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

DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order.

All measurements are approximate.

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PLATTS LANE

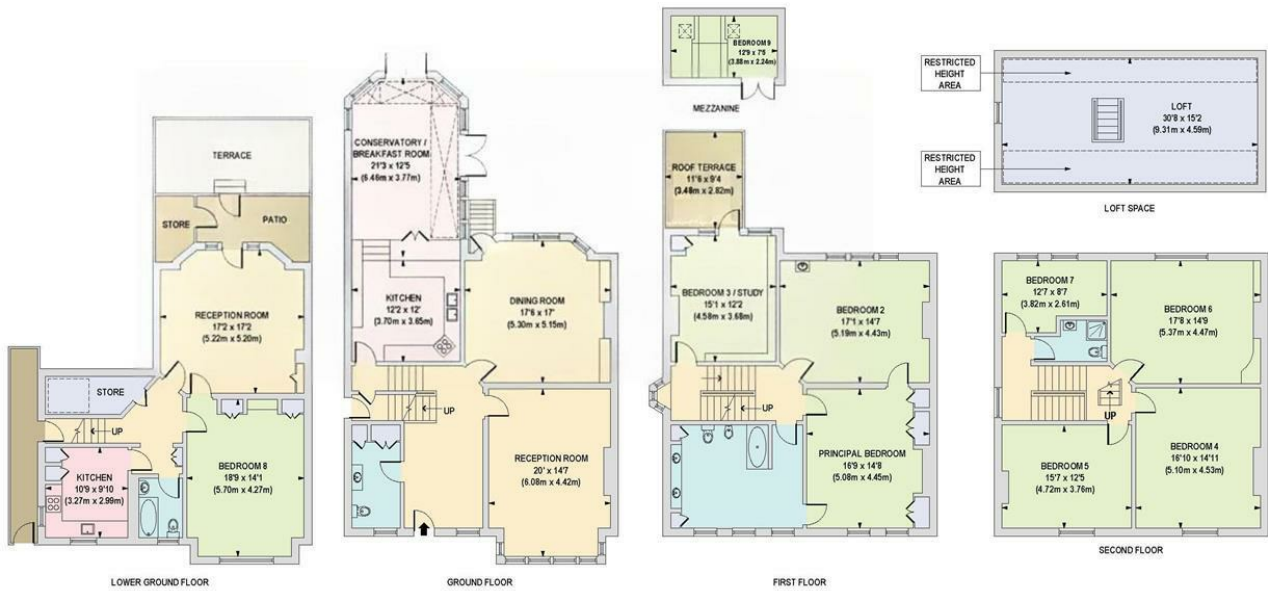
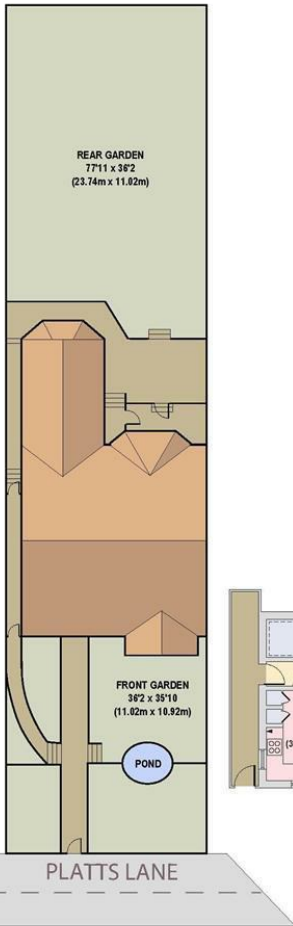
London



Approximate Gross Internal Floor Area

4725 sq. ft / 439.00 sq. m (Including Restricted Height Area)

4490 sq. ft / 417.14 sq. m (Excluding Restricted Height Area)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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