

Heath Hurst Road, Hampstead NW3

£3,850,000 Freehold Sole Agents

AMBERDEN ESTATES



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A rarely available five bedroom Victorian house (2,647 Sq Ft), requiring refurbishment, set in a sought after location, just 300 ft (100m) from Hampstead Heath.

Available for the first time in over 40 years, the four storey house (no lower ground floor) represents an excellent opportunity, with the potential to remodel and create an accommodating, family home.

32’ double reception room • 29’4 Kitchen/dining room • 25’ master bedroom & bathroom • 5 double bedrooms• study • shower room • guest WC • 2 utility rooms • 34’ garden • 22’ roof terrace • residents permit parking • EPC Rating E

Heath Hurst Road is nestled between Keats Grove, one of London’s finest historic turnings, and popular South End Green. Residents enjoy access, for a small annual membership fee, to a much treasured secret garden, hidden behind an anonymous gate!

Unusually, it has largely remained a street of family houses and it’s sought after Victorian properties rarely come to the market.

South End Green enjoys an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including Marks & Spencer; while Hampstead Village is approximately a five minute walk.

The Hampstead Heath London Overground Station is a 1 minute walk and travel to Canary Wharf requires a single change - travelling east via Stratford or west via West Hampstead. The closest London Underground station is Belsize Park (Northern Line) which is 0.5 miles, approximately a 9 minute walk, while Hampstead station (Northern Line), is 0.6 miles, approximately a 10 minute walk. There are also frequent bus and night bus services from South End Green.

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Miele











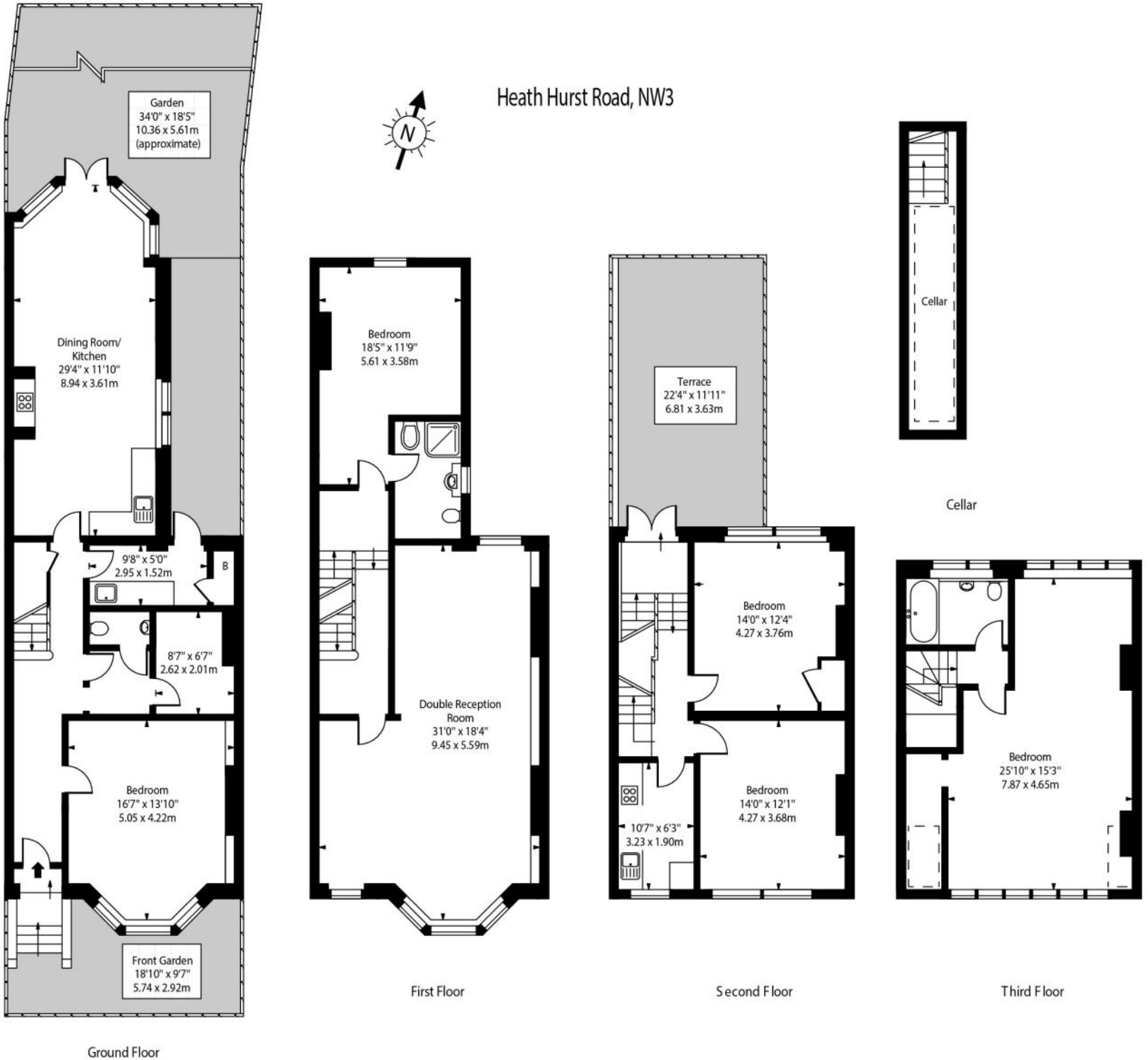












Size

(Approximate Gross Internal Area)

2,647 Sq Ft - 245.91 Sq M

Excluding restricted heights & cellar

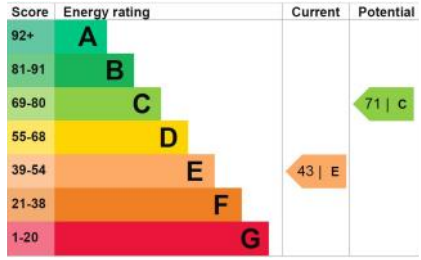
2,775 Sq Ft - 257.80 Sq M

Including restricted heights & cellar

For Illustration Purposes Only - Not to Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPC Rating



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