



GARDNOR R⁹ NW 3

HAMPTONS
INTERNATIONAL

Gardnor Road, London, NW3

Guide Price £2,500,000 Freehold

3/4 bedrooms, 3 bathrooms, double reception room, kitchen dining room, study/bedroom 4, guest cloakroom, landscaped garden, superbly presented.



Description

This is an extremely attractive Victorian house in an enviable Village location. The house sits at the end of a terrace of similarly attractive period properties, in this highly sought after cul-de-sac, off Flask Walk. The house was renovated approximately 3 years ago, but has more recently been the subject of a dramatic and stylish makeover by the current owners. The house offers almost 2,000 square feet of incredibly flexible space, allowing for a number of different layouts. At present the emphasis is on reception space, with a striking front-to-back drawing room on the raised ground floor, and a fabulous kitchen/dining room, leading out to the landscaped garden on the lower floor. The top floor bedroom suite currently serves as a generous and bright office or study whilst the 2nd bedroom is used as a 'yoga' room. The master bedroom itself is stunning, with an exquisite and very luxurious en suite bathroom. The 2 other bedrooms on the second floor are served by a similarly lavish shower room.

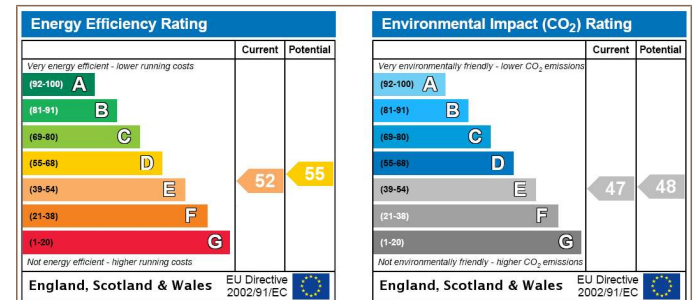
position, at the heart of Hampstead Village, just off the picturesque Flask Walk. The High Street and Hampstead Heath are both within a few hundred yards and yet the setting of the house is surprisingly tranquil. To the rear of the property is a superbly landscaped and surprisingly secluded garden, with a south easterly aspect. The garden is a dramatic and unexpected haven, with exotic planting and a seating area, but perhaps most notably featuring an indulgent hot-tub, with a built in flat screen TV and an overhead canopy, offering complete privacy.

Tenure

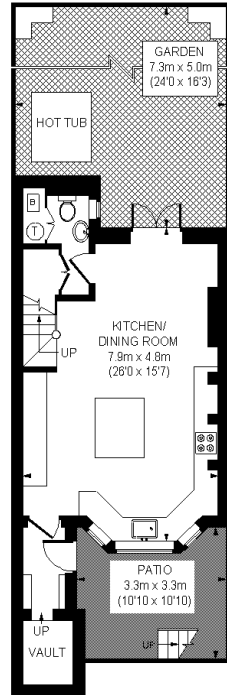
Freehold.

Additional Information

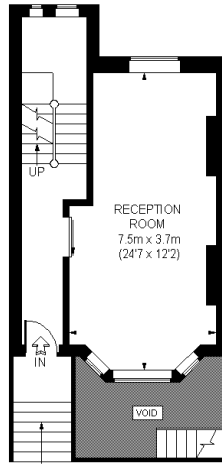
Gardnor Road is in an extremely sought after



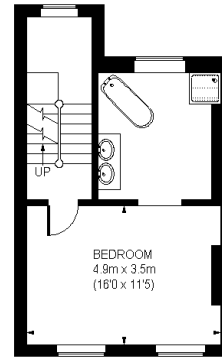
GARDNOR ROAD



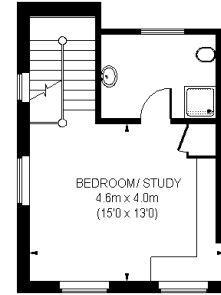
LOWER GROUND FLOOR



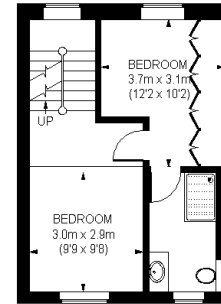
GROUND FLOOR



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
TOTAL = 1858 SQ. FT. (182 SQ. M.)

This plan is for bearing reference only. Measurements include fixtures, fittings and door openings are approximate. All measurements are based on the preparation of the plan, please check all dimensions, steps & compare bearings before making any decision. All measurements are approximate.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

Hamptons Hampstead

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