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## South Hill Park Gardens Hampstead NW3

An exceptional four bedroom family house (2,585sqft / 240.15sqm), exquisitely remodelled with flawless execution, into an exceptional contemporary home, located in a sought after Hampstead enclave, literally across the road from Hampstead Ponds and Heath. The property's recent refurbishment has been carried out with exceptional care, considered design, and impressive attention to detail, combining handsome features with beautiful finishes including Rosie Uniacke lighting and blinds throughout.

On the lower ground floor there is a reception room which opens up to a 'Plain English' custom built kitchen, which in turn leads to a conservatory; a guest cloak room/laundry room. The raised ground floor has a bright, high ceiling 31' double reception room. The principle suite occupies the entire first floor and features a stunning en suite bathroom with separate marble tiled shower. There are three further bedrooms all with en suites over the floors above. The property also benefits from a well stocked and landscaped 55ft rear garden and front and rear patios.

The house, which is located within the highly sought-after South Hill Park Conservation Area, is a popular family neighbourhood, which has the advantage of having no through-traffic and is surrounded by Hampstead Heath.

South End Green is a short stroll, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer, while Hampstead Village is within a short walk. Hampstead Heath (London overground station) is approximately a 3-4 minute walk.

**£4,750,000**

**Freehold**













# South Hill Park Gardens, NW3

Approximate Area = 239.40 sq m / 2577 sq ft

Half Landing = 5.2 sq m / 56 sq ft

Total = 244.6 sq m / 2633 sq ft

(Including Limited Use Area / External Stores 13.10 sq m / 141 sq ft)



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.