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## Hilltop Road West Hampstead NW6

Located on this quiet tree-lined avenue, close to the busy 'cafe society' and excellent public transport links of West End Lane, is this attractive, double fronted, detached five bedroom late Victorian family house spanning 3,176sqft (4,199sqft including substantial outbuildings).

This desirable property offers well proportioned, bright and flexible accommodation arranged over three floors with the ground floor comprising two reception rooms, kitchen, a remarkable 30' lateral conservatory running across the rear of the house, a large utility room and a gym/garage.

The first floor enjoys a principal bedroom suite with a dressing room & en-suite bathroom, two further double bedrooms and a family bathroom. The second floor provides two further double bedrooms and a third bathroom.

The house is set back from the road behind a driveway for one/two cars, it also features a beautiful mature suntrap 75'x 50' rear garden which has three significant and substantial out-buildings, currently used as a workshop, study and games room.

**£13,000 Per Month**

**SOLE AGENT**













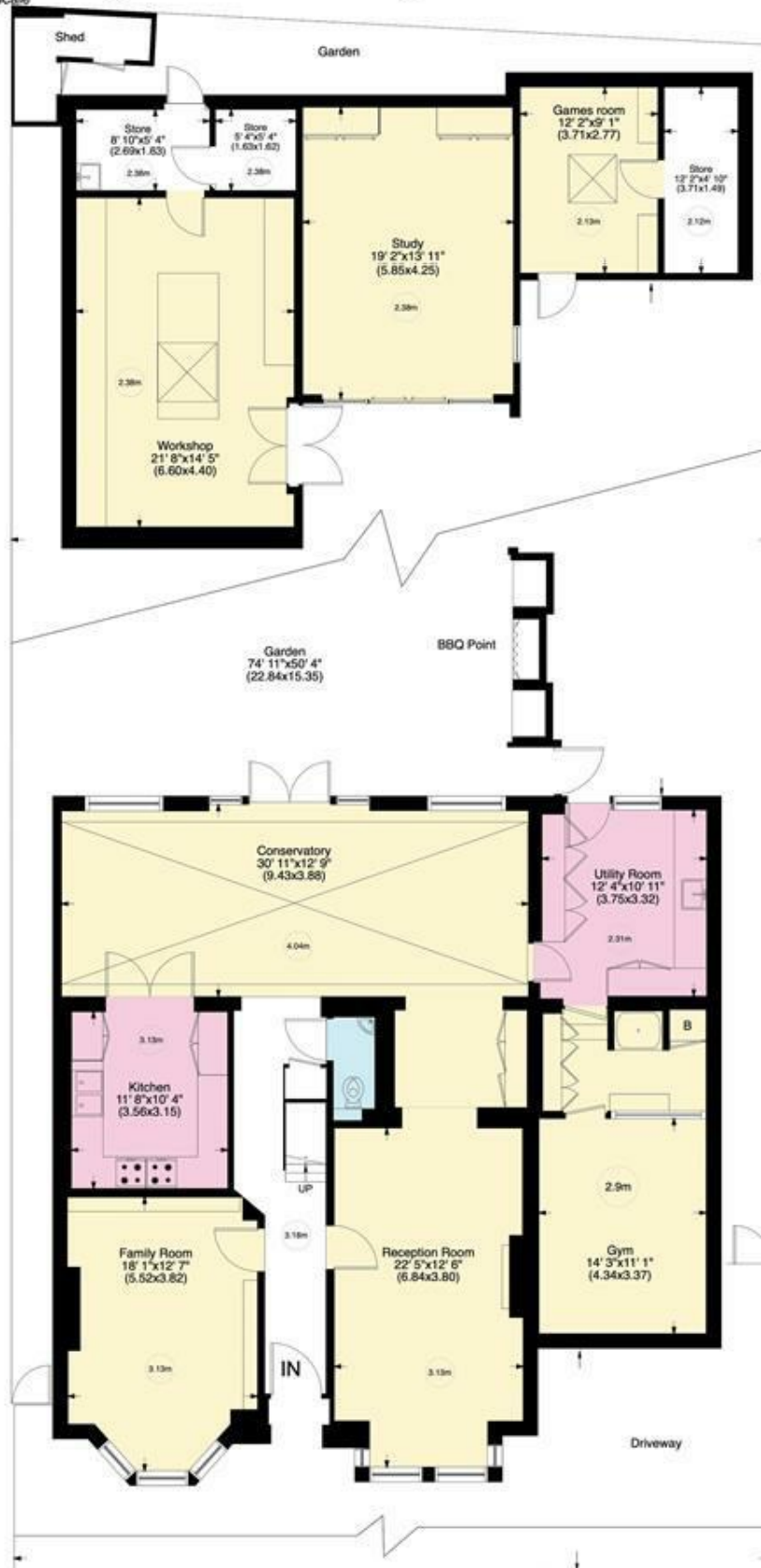
# Hilltop Road NW6

Gross internal area (approx.)

383 Sq m (4199 Sq ft) Including under 1.5m and out buildings

295 Sq m (3176 Sq ft) Excluding under 1.5m and out buildings

For identification only, Not to Scale



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Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).