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Est. 1998

Wellgarth Road

Hampstead Garden Suburb

NW11

A rarely available detached, lateral house built in 1920 in the 'Arts and Crafts' style, (extended across the rear in 1925) and set on a wide site, which now offers nearly 4,000 sq ft of accommodation over two floors with the exception of an additional reception room/bedroom five on the garden level. The house and its magnificent garden, has been lovingly maintained by the present owners for over 40 years, and exudes charm throughout.

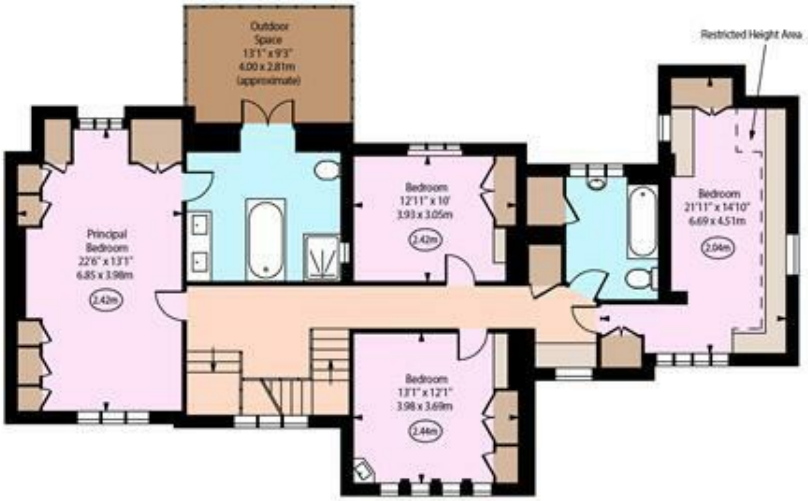
What makes this house unusual within the Suburb is that it is offers four main reception rooms across the ground floor, including the original 26'x20' vaulted billiards room, a drawing room, dining room and family room/study. There is also a kitchen/breakfast room/conservatory, a utility room and a guest WC.

The first floor offers a double aspect principal bedroom suite with a large en-suite bathroom, three further double bedrooms and a family bathroom. As mentioned earlier, a fifth bedroom with a bathroom can be created on the garden level. Added to this, it maybe possible to extend into the loft subject to both HGST and local authority planning consents.

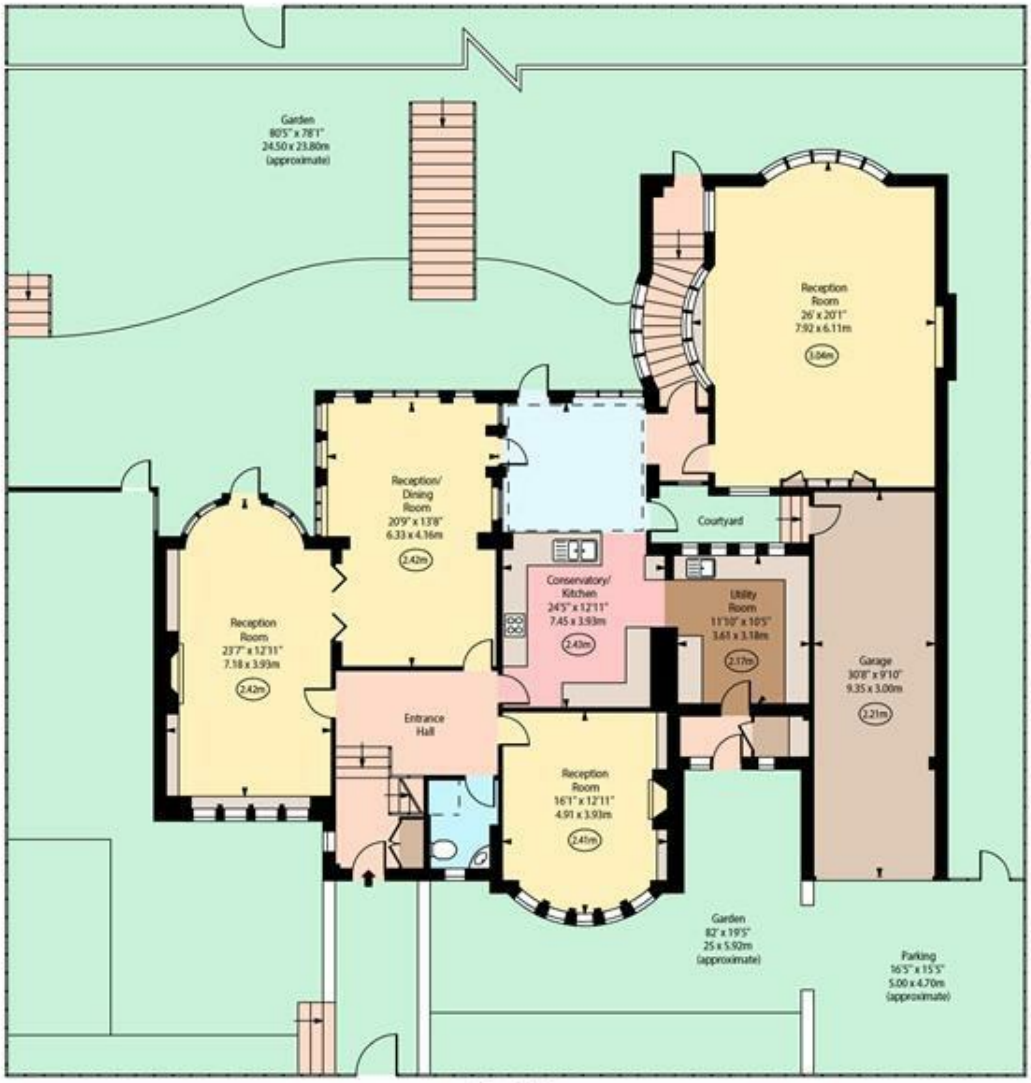
The mature and beautifully planted 80' x 78' rear garden is approached via a terrace ideal for al-fresco dining, with steps down to an extensive lawn area. Like other houses on this side of the road, there is a gate at the rear of the garden which takes you onto an exclusive communal garden. There is also a double depth garage and additional off street parking for one car.

£4,000,000 **SOLE AGENT** **Freehold**

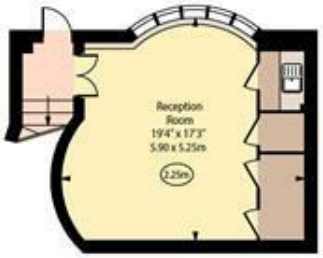
Wellgarth Road, NW11



First Floor



Ground Floor



Lower Ground Floor

Approx Gross Internal Area 3940 Sq Ft - 366.03 Sq M
(Including Garage)

Approx. Floor Area Including Restricted Heights 3990 Sq Ft - 370.67 Sq M
(Including Garage)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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