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## Elm Walk Hampstead NW3

Located in arguably one of the most exclusive and quiet cul-de-sacs off of West Heath Road, is this attractive double fronted, very lateral neo-Georgian style six bedroom house of some 3,900 sq ft arranged over three floors, which was updated to a very high standard some years ago but could now benefit from a decorative refresh.

This elegant property offers generous reception space on the ground floor, with an entrance hall, guest WC, a 25'6 x15' double reception room, dining room, study/playroom, kitchen leading directly into a conservatory style family/breakfast room, a utility room and an integral garage.

The first floor provides a very indulgent principal suite of bedroom, sitting room, dressing room and en-suite bathroom, with three further bedrooms and two further bathrooms, with two further bedroom suites on the second floor.

to the rear is a two-tier south facing 60' x 40' garden, and to the front a lovely deep lawned area and off street parking for one/two cars.

The beautiful huge open spaces of both 'West Heath' and Golders Hill Park are located approximately a five/ten minute walk away.

**O.I.E.O £5,000,000**

**SOLE AGENT**

**Freehold**















000 sq ft  
Ground Floor

### Elm Walk, NW3

Approximate gross internal area

362 sq m / 3898 sq ft

(Including Eaves Storage)

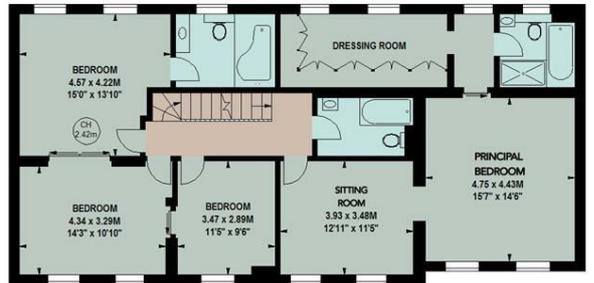
Eaves Storage

26 sq m / 278 sq ft

Key:  
CH - Ceiling Height



000 sq ft  
Second Floor



000 sq ft  
First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.