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## Templewood Avenue Hampstead NW3

On the market for the first time in over sixty years, a rare offering of a substantial semi-detached family house of some 4,516 sq ft gross, requiring full refurbishment and lends itself to possibly extending (subject to the usual consents). Templewood Avenue is renowned as arguably the most exclusive address in Hampstead and the house sits proudly up off the street on an elevated site with a mature 70'x70' garden and offers the benefit of a double garage.

The generous internal accommodation is arranged over three floors and there is potential to easily create a basement level which could provide leisure, a cinema, gym or ancillary staff accommodation. As it stands the ground floor offers an entrance vestibule, large entrance hallway, formal drawing room, dining room, kitchen/breakfast room, morning room and guest cloakroom.

The first floor presently offers four double bedrooms and a family bathroom, with a secondary staircase leading up to the second floor which provides four further bedrooms and a bathroom.

Once the refurbishment has been completed the house could easily offer a major principal bedroom suite and at least four/five further bedroom suites.

The huge open spaces of Hampstead Heath are located at the other end of the road. Hampstead Village with its excellent array of shops, restaurants, cafes, bars, top flight schools and underground station, is located within less than a mile.

**GUIDE PRICE £7,250,000**

**JOINT SOLE AGENT**

**Freehold**













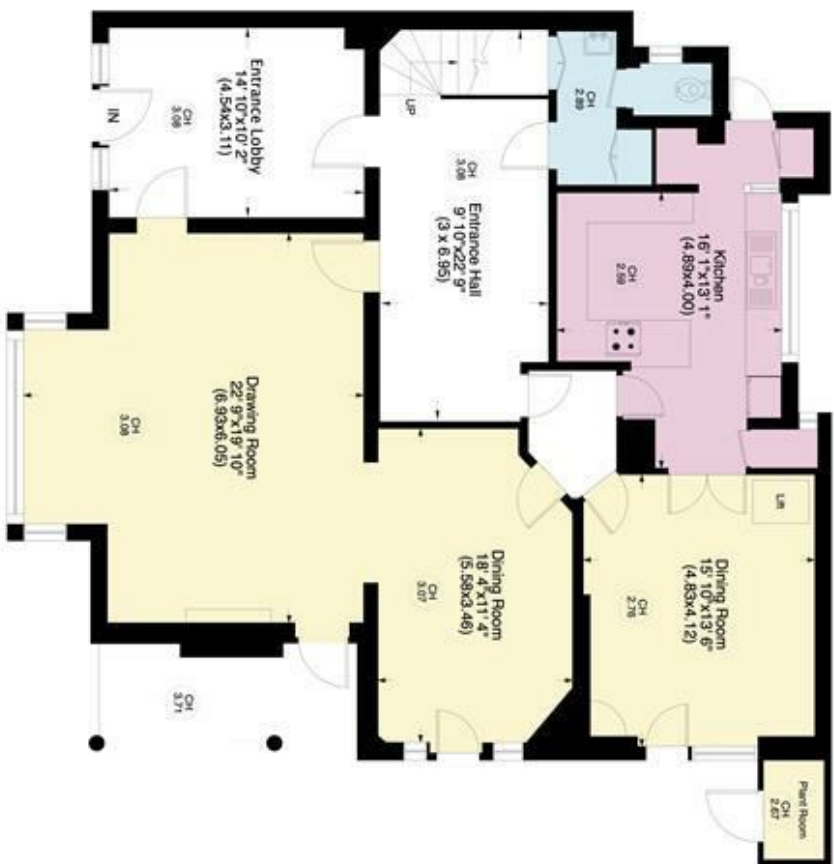
# Templewood Ave NW3

Gross internal area (approx.)

420 Sq m (4516 Sq ft) Including Under eaves and under 1.5m and Including Garage

417 Sq m (4491 Sq ft) Excluding Under eaves and under 1.5m and Including Garage

For Identification only, Not to Scale



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# Templewood Ave NW3

Acre 0.18 (approx.)

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# Templewood Ave NW/3

Gross internal area (approx.)  
420 Sq m (4516 Sq ft) Including Under eaves and under 1.5m and Including Garage  
417 Sq m (4491 Sq ft) Excluding Under eaves and under 1.5m and Including Garage  
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Second Floor



Lower Ground / Road level

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