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Wellgarth Road Hampstead Garden Suburb NW11

A delightful six bedroom, double fronted, detached family house offering 4,569sqft (gross) of accommodation over three floors.

The ground floor boasts excellent entertaining space comprising a 22' reception room interconnecting with a double aspect dining room, a large 25' kitchen/breakfast room and a separate family room.

The first floor provides a large principal bedroom with an ensuite bathroom & dressing room, 4 further bedrooms and a family bathroom. The second floor offers a sixth bedroom/study, second family bathroom and a 20' games room as well as plenty of storage in the eaves.

This wonderful family home also enjoys a 70' westerly facing rear garden, single garage and additional off street parking to the front. There is also the benefit of direct access to a communal paddock behind the garden.

Wellgarth Road is a particularly sought after road in Hampstead Garden Suburb, with the Heath Extension and Golders Hill Park (and its tennis courts) literally within a short walk as well as buses at the end of the street for easy access to Hampstead Village and Highgate.

The wide choice of shops, cafes, restaurants and transport facilities of Golders Green (including the Northern Line underground station) are within half a mile. Popular schools including King Alfred's and Ivy House schools (both co-ed) are also within close proximity.

NB There is potential to increase the size of the basement, subject to the appropriate planning consents.

£3,495,000

SOLE AGENT

Freehold

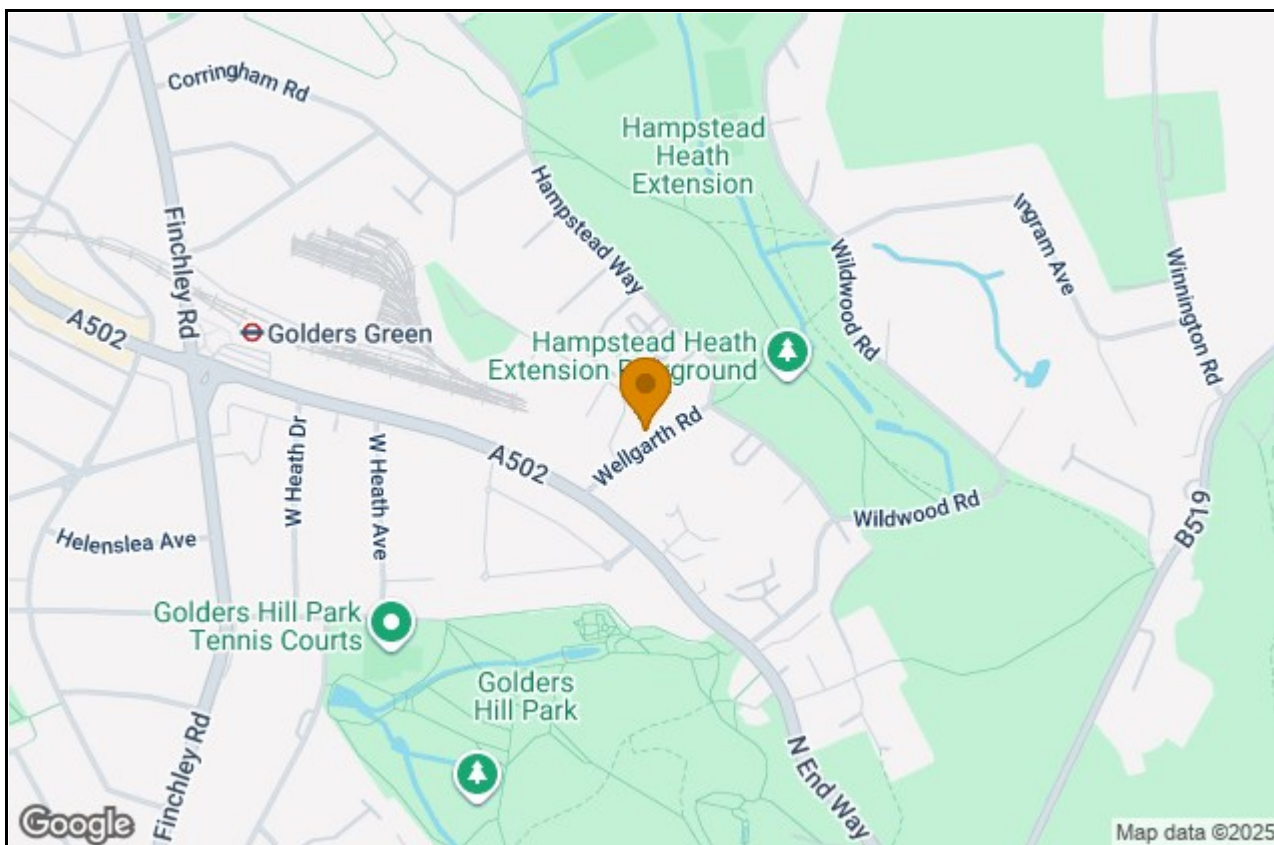












Wellgarth Road NW11

Gross internal area (approx.)

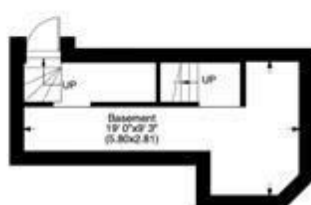
424 Sq m (4569 Sq ft) Including Basement and under 1.5m

358 Sq m (3849 Sq ft) Excluding Basement and under 1.5m

For identification only, Not to Scale



Ground Floor



Basement



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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).

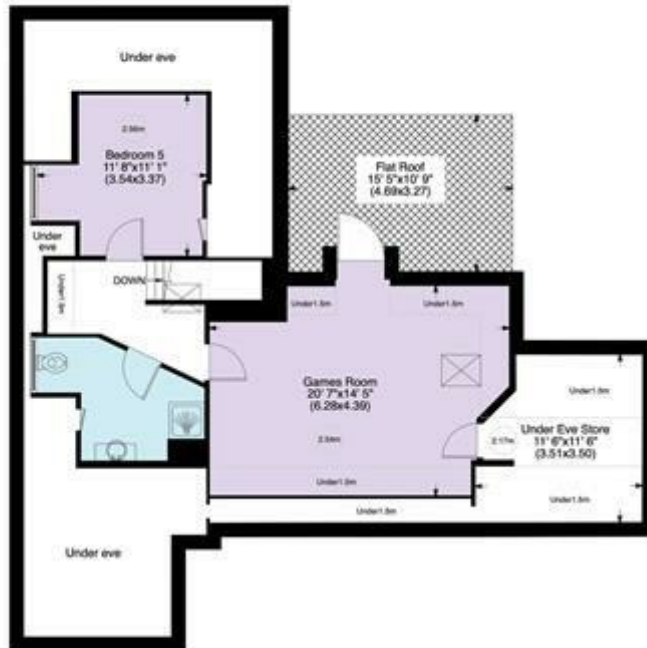
Wellgarth Road NW11

Gross internal area (approx.)

424 Sq m (4569 Sq ft) Including Basement and under 1.5m

358 Sq m (3849 Sq ft) Excluding Basement and under 1.5m

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Second Floor



First Floor

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Wellgarth Road NW11

Acre 0.16 (approx.)

For identification only, Not to Scale



Drive
Approximately
57' 9"x22' 6"
(17.60x6.87)

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