



Willoughby Road, Hampstead NW3
£2,995,000 Freehold Sole Agents

AMBERDEN
ESTATES



Willoughby Road, Hampstead NW3

A fabulous opportunity to acquire an accommodating 5/6 bedroom family home (2,186 Sq Ft - 203.34 Sq M), in the heart of Hampstead.

The freehold property is set over four floors of a mid-terrace Victorian house (a separately owned lower ground floor flat is also available by separate negotiation). Modernised in recent years, the property retains many period features including fireplaces, wooden floors, and decorative cornicing.

Willoughby Road is one of the most sought-after roads between the village and the Heath; the property enjoys lovely views straight down Rudall Crescent, and elevated views across London, from the upper floors to the rear.

36' double reception/kitchen/dining room • 5/6 bedrooms • study/bedroom 6
• 3 bathrooms • shower room • utility room • guest WC • eaves storage • balcony
• town garden • residents permit parking • EPC Rating D

The property is centrally located within walking distance of the many popular neighbourhood restaurants & cafes, shops & boutiques, delicatessens, and the popular Everyman Cinema, while the open spaces of Hampstead Heath are approximately a 5 minute walk.

Hampstead Underground station (Northern Line) is less than a 5 minute walk and Hampstead Heath Overground Station is approximately a 10 minute walk.

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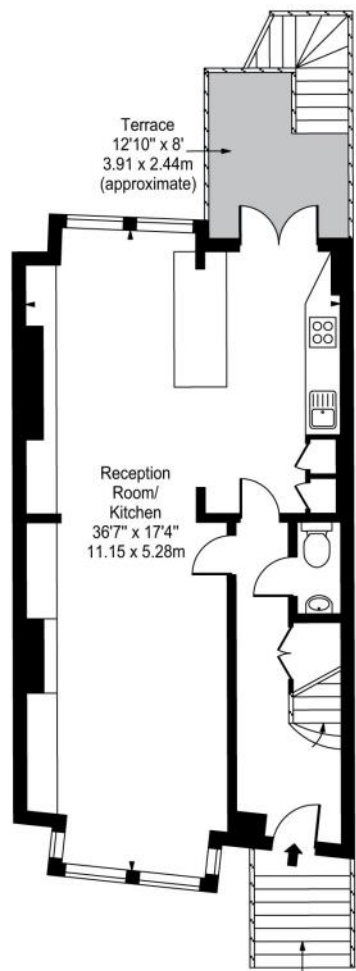




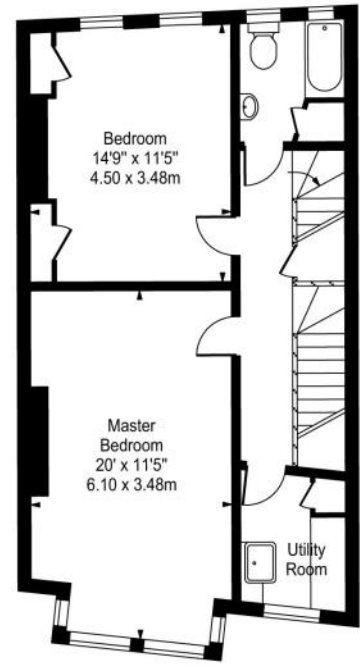




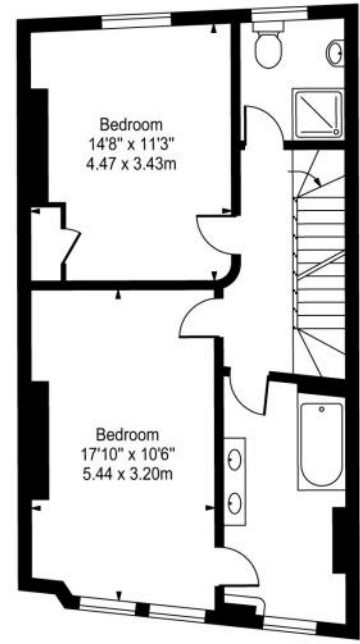




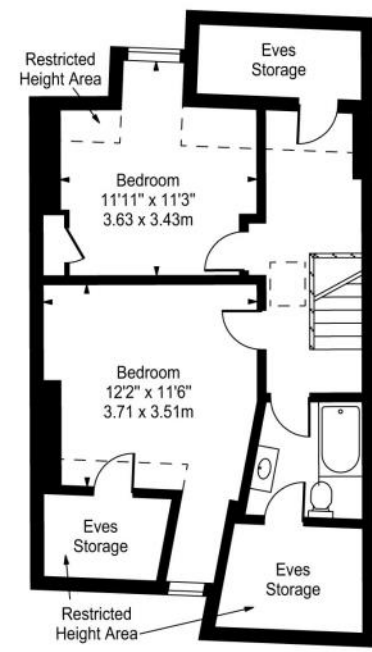
Raised Ground Floor



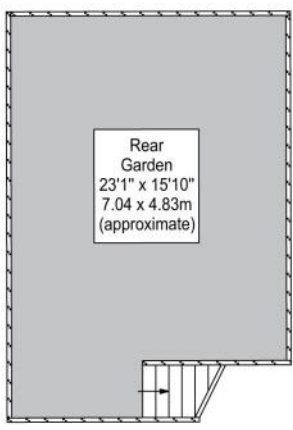
First Floor



Second Floor



Third Floor



Lower Ground Floor

Size

(Approximate Gross Internal Area)

2,186 Sq Ft - 203.34 Sq M

Excluding restricted heights

For Illustration Purposes Only - Not to Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

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