



PILGRIMS LANE
HAMPSTEAD, NW3



Located on one of Hampstead Village's premier roads, equidistant between the High Street and the undulating acres of Hampstead Heath, a spacious four/five-bedroom family home that currently extends to approx. 2,534sqft. This bright home is southeast facing in orientation and is being sold with the benefit of planning permission to refurbish, reconfigure and extend the house to create a home of @ 4000 sq ft.

Further plans have been registered to slightly amend the current planning and these will include the construction of a detached garden summer house/office.

The spacious entrance hall opens on to the sitting room that is opens onto a further reception space and dining room. There is a downstairs cloakroom and modern fitted kitchen. On the first floor there are three bedrooms and the family bathroom whilst to the second floor is the principal bedroom with en suite bathroom.

Accessed internally or via a separate entrance at the side of the house at ground floor level is a shower room sitting room, kitchenette and a spiral staircase that opens on to the bedroom with doors then leading to the garden. As the property has this independent annexe we believe this might have a potential SDLT saving. (If a buyer wishes to take this further, they are recommended to seek independent professional advice prior to purchase.)

Outside, the garden is Southeast in orientation and to the front of the house there is off street parking for one car and residents on street C-AH parking.

EXISTING ACCOMMODATION & AMENITIES

RECEPTION HALL: THREE INTERCONNECTING RECEPTION ROOMS: MODERN FITTED KITCHEN BREAKFAST ROOM: TV ROOM/SITTING ROOM, SECONDARY KITCHEN/ LAUNDRY, FOUR/FIVE BEDROOMS, TWO BATHROOMS, SHOWER ROOM
PRIVATE GARDEN, OFF STREET PARKING: RESIDENTS C-AH PERMIT PARKING
EPC: E

GUIDE PRICE £4,295,000 SOLE AGENTS

FREEHOLD

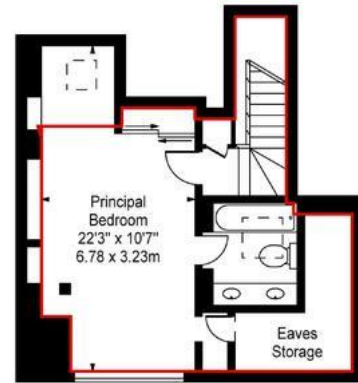
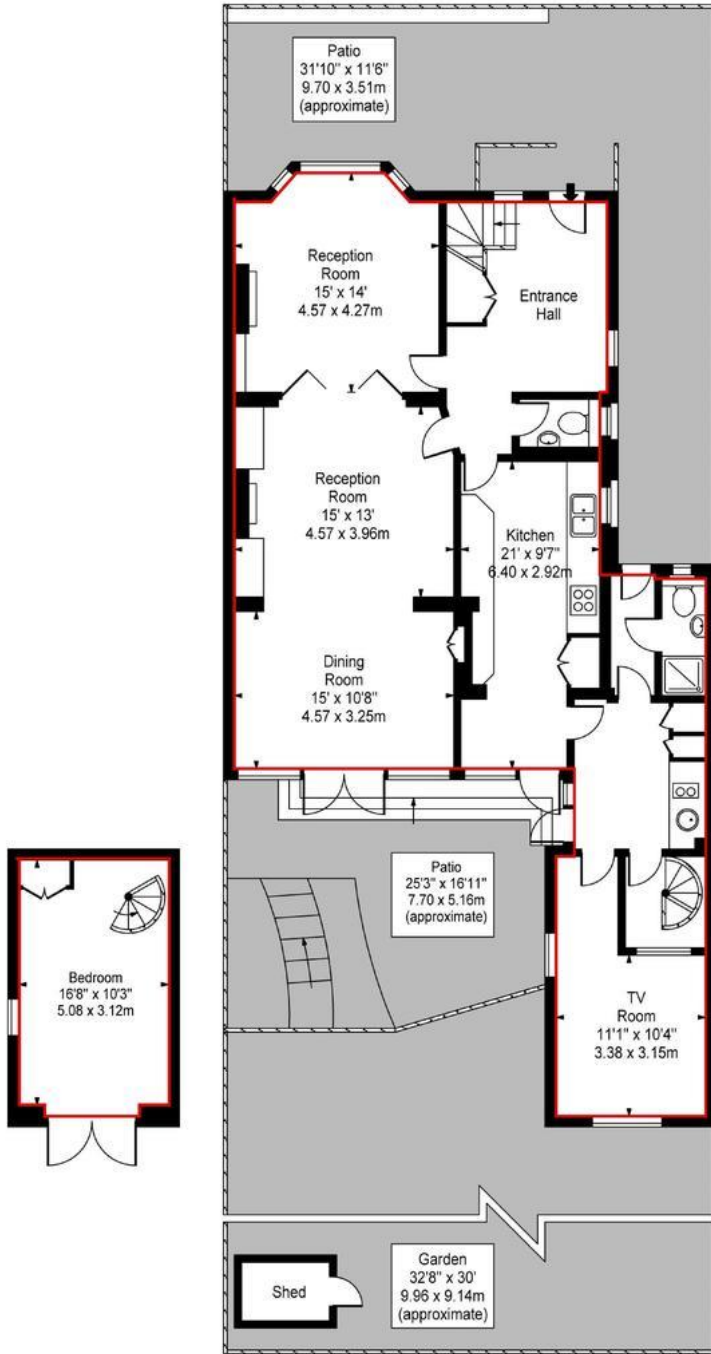




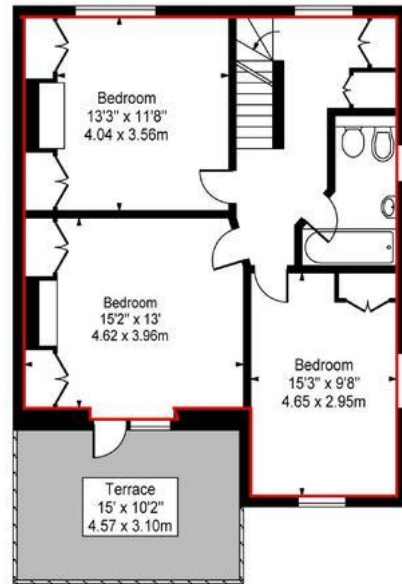




Pilgrims Lane, NW3



Second Floor



First Floor

Lower Ground Floor

Ground Floor

Approximate Square Footage Within Red Line
 Approx Floor Area Including Restricted Heights

2534 Sq Ft - 235.41 Sq M
 2634 Sq Ft - 244.70 Sq M

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.27762

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.