



Wildwood Road, Hampstead Garden Suburb, NW11

Guide Price : £2,250,000

This Grade II-listed double-fronted detached house, designed by Courtenay Crickmer in 1912, exudes captivating character. Spread across three floors, the residence encompasses a total area of 204.0 sqm / 2196 sqft.

The layout predominantly features two floors, comprising a reception hallway with a guest cloakroom, a formal reception room with garden access, a dining room, breakfast area, kitchen, and utility room.

Moving to the first floor, the principal bedroom awaits, accompanied by a spacious ensuite equipped with a bath and shower. Additionally, there are two more bedrooms, a bathroom, and a separate toilet. On the second floor, two additional bedrooms await, with one featuring a balcony.

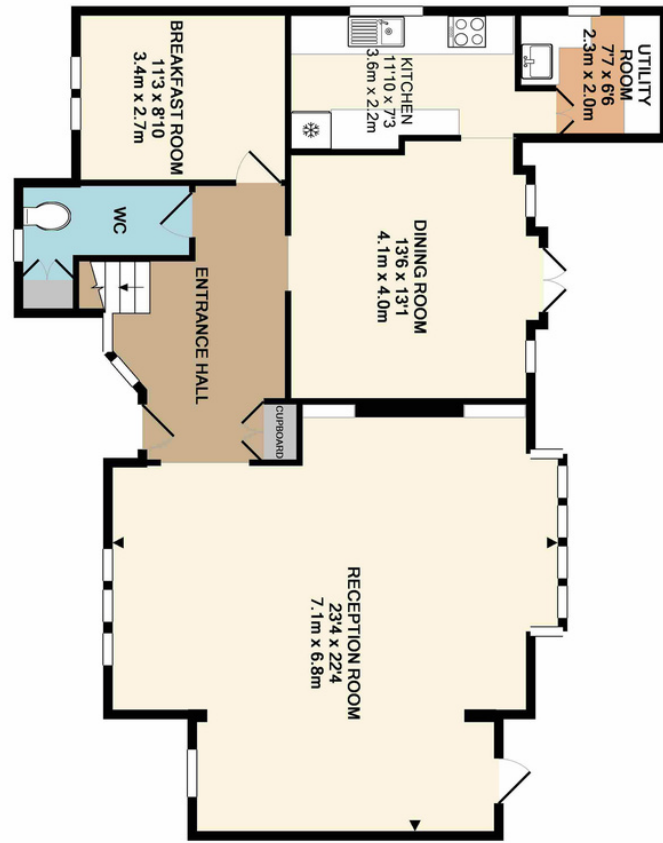
Wildwood Road stands as a highly sought-after locale within Hampstead Garden Suburb, nestled alongside the expansive Hampstead Heath Extension, a verdant public expanse spanning 790 acres. This lush area seamlessly connects to both Hampstead Heath and Golders Hill Park, as well as the enchanting Pergola. Situated within a conservation area, Hampstead Garden Suburb graces London's elevated landscape, positioned to the north of Hampstead, west of Highgate, and east of Golders Green.

Wildwood Road, while offering an idyllic setting for nature enthusiasts and outdoor activities, also provides remarkable convenience. The proximity to Golders Green Station, merely 1 mile away, ensures quick and efficient access to Central London within 15 to 20 minutes. The area is distinguished by its excellent local schooling options, with The Henrietta Barnett School located a short walk from the house, just 0.4 miles away.

Length of lease - 999 years from 24th June 1907

Ground Rent - £22 per annum

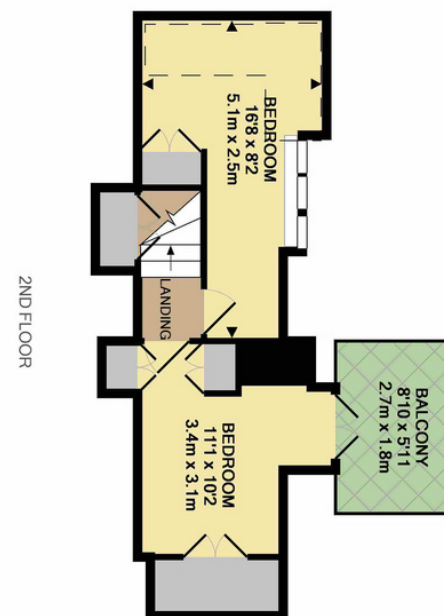
Service Charge £150 per annum (Approx - to Hampstead Garden Suburb Trust)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



WILDWOOD ROAD, HAMPSTEAD GARDEN SUBURB, NW11
TOTAL APPROX. FLOOR AREA 2196 SQ.FT. (204.0 SQ.M.)



903-905 Finchley Road Golders Green London NW11 7PE

Telephone 020 8381 4970 Email info@moreland.uk.com

Registered Office Unit 8, Alpha Business Park, Travellers Close, Welham Green AL9 7NT Registered in England No. 3663497 Vat No. 701775936

Residential Sales Lettings Full Management Financial Services New Homes





Tenure Leasehold



2196 sqft



5 Bedrooms



2 Bathroom



Permit

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	36 F	
1-20	G		