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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



LANGTRY HOUSE,
EAST HEATH ROAD
HAMPSTEAD
LONDON, NW3

FREEHOLD

GUIDE PRICE £3,995,000
SUBJECT TO CONTRACT

JOINT SOLE AGENT

Enjoying a discreet position, and enviously located opposite the vast open spaces of Hampstead Heath, a unique three bedroom, three bathroom detached contemporary house comprising 320 sq m/3,451 sq ft arranged over two floors only which has been built and finished to an exacting standard, offering a striking sun drenched interior.

Approached via its own two/three car parking area and set behind a gated patio garden, the low profile of the front elevation does belie the generous internal accommodation. The architect has cleverly created large open plan living spaces with a 25' ceiling height in the main reception area, a comprehensively fitted Poggenpohl kitchen/breakfast area which enjoys direct access onto a central core sunken deck, a television family room, gym, cinema, wine cellar and plant room. The principal bedroom suite, which comprises bedroom dressing area and en-suite bathroom,

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ACCOMMODATION

- Triple Height Atrium Drawing/Dining Room
- Reception Hallway
- Principal Bedroom with Dressing Room & En-Suite Bathroom
- Bedroom 2 with Dressing Room & En-Suite Bathroom
- Further Bedroom
- En-Suite Shower Room
- Poggenpohl Kitchen/Breakfast Room
- Library/Family Room
- Studio/Gym

AMENITIES

- Fully Soundproofed Cinema Room
- Cloakroom
- Off Street Parking for Two/Three Cars
- Walled Garden
- Decked Terrace
- Wine Cellar
- Air Conditioning (Hot & Cold)
- Underfloor Heating
- C P Hart Bathrooms with Minoli Tiles
- Fully Automated Flos Lighting/Audio Control 4 System
- High Tech 'Gira' Lighting System
- Alarm System with Video Entry System
- Gaggenau Appliances
- CCTV

COUNCIL TAX Camden (Band F)

EPC RATING: TBC

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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