

WEST HEATH CLOSE

THOMAS
JAMES



Hampstead - NW3
£5,775,000

This fabulous 8 bedroom detached family home occupies a prime position at the end of a prestigious cul-de-sac in the heart of West Hampstead. Recently refurbished throughout, it provides 5,000 sq ft of immaculately presented space with wraparound landscaped gardens and a gated carriage drive.

Sitting on a wide wedge-shaped plot, the property has wonderful kerb appeal. Lying at the foot of a wide, tree-lined cul-de-sac just moments from West Heath and Golders Hill Park, it's close not only to these great green spaces but also all the amenities along Finchley Road and in the nearby village centre of Hampstead.

3 Reception rooms
8 Bedrooms
5 Bathrooms
Basement Gym
Garage
Driveway
Freehold House
CT band: H Barnet
EPC rating:C

by appointment only
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Set back from the street, this classic neo-Georgian house has an elegant and impressive entrance, with a raised portico sitting beyond a gated carriage driveway. To one side is a single garage and to the other a gated entrance to the side and rear gardens.

Symmetrical from the front, the property has eight bedrooms and four bathrooms on the upper two floors; three living rooms, a kitchen, office, utility room, and WC on the ground floor; and a basement gym with a shower room.

The ground floor comprises two large halls (entrance and inner), a connected dining room, kitchen, and utility room, and a separate study, drawing room, and WC. All ground floor rooms (except for the study and WC) have easy connections to the garden via external doors. This provides great flow which is ideal not only for day-to-day living but also for large scale entertaining. There are also plentiful windows, flooding the property with daylight.



The first floor is home to five bedrooms and three bathrooms. All the bedrooms are doubles, including the main bedroom suite which is over 21ft long with a wall of fitted wardrobes and an attractive west-facing bay window. The en suite bathroom is fitted with a bath and a separate shower and has natural light. The second bedroom lies next to the second bathroom, which also has a bath and a shower.

The second, third and fourth bedrooms have bespoke built-in wardrobes, whilst the fifth is dual aspect. The third bathroom (a shower room) lies between the third, fourth and fifth bedrooms.

The remaining three bedrooms (two singles and a double) and fourth bathroom are on the second floor, which is built into the eaves and features several dormer windows. It also has an extensive loft storage room.

The refurbishment has been executed to a very high standard, seamlessly combining contemporary fixtures and fittings with original features to provide the look and feel of quiet luxury.

Outside, in addition to two off-street parking spaces and a single garage, the house has a beautiful low-maintenance landscaped garden with a York stone terrace that wraps around the side and rear, mature planted beds, and a backdrop of attractive specimen trees.



LOCAL LIFE

There are plenty of shops and amenities in the area, from nearby Finchley Road to villagey Hampstead and the shopping centre at Brent Cross.

The property lies equidistant between the Northern Line stations of Hampstead and Golders Green, lying a mile from each.

The wonderful 358 acres of Hampstead Heath lie mere moments from the property, with West Heath a five minute walk away.

Links

[Property walk through by Thomas James >](#)

[Location >](#)

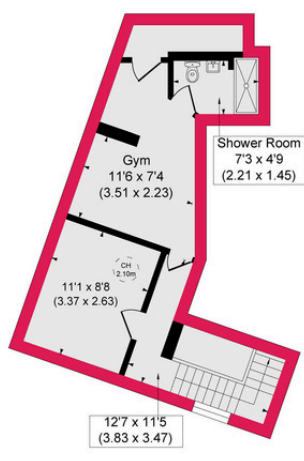
[Transport >](#)



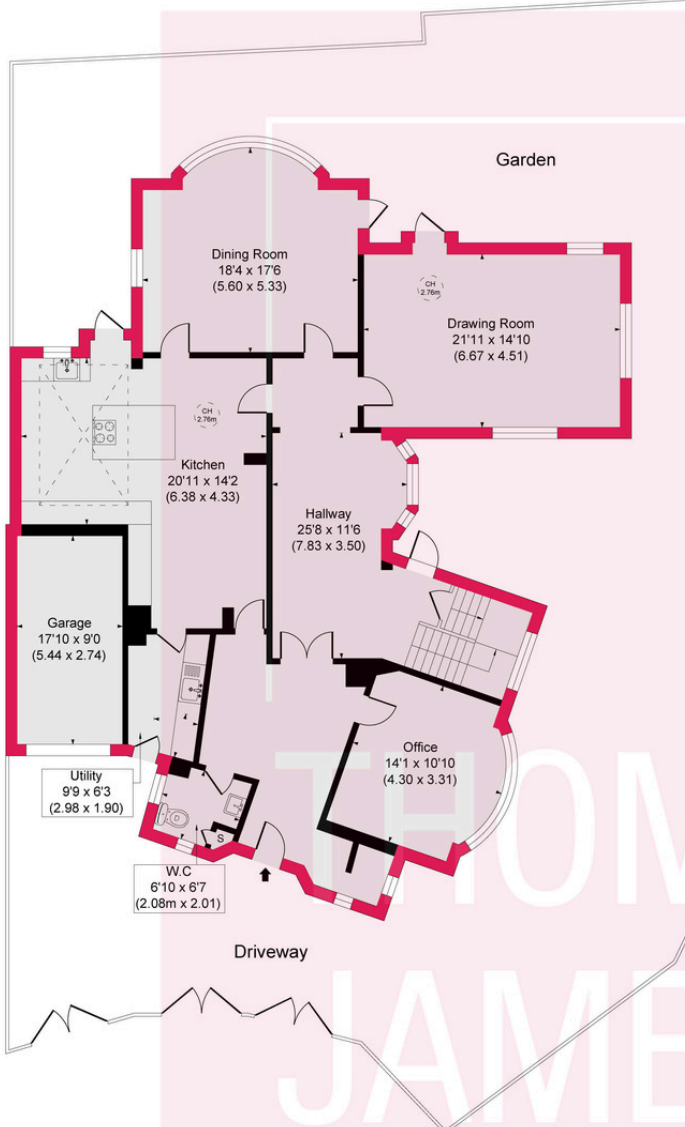
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Basement
35.38 sq.m. (381 sq.ft.) approx.



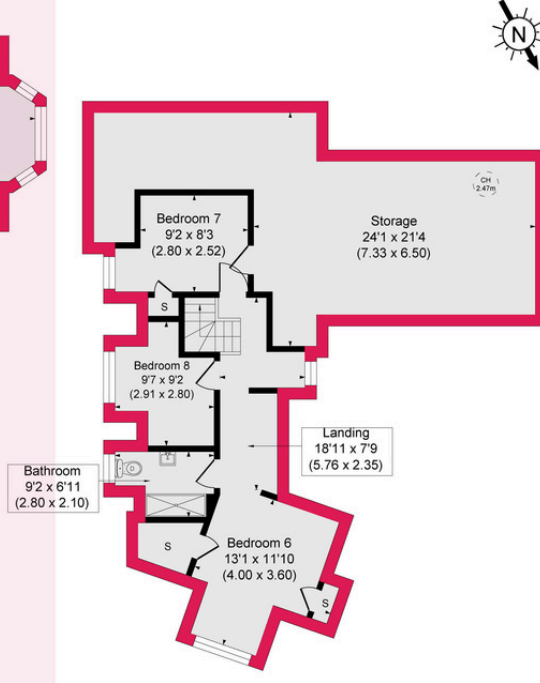
Ground Floor
194.17 sq.m. (2090 sq.ft.) approx.



First Floor
148.92 sq.m. (1603 sq.ft.) approx.



Second Floor
85.88 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA : 464.37 sq.m. (4998.00 sq.ft.) approx.

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

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