



## Modern Design with Space to thrive: The Perfect Family Home

Cenacle Close, Hampstead, NW3

Price £3,500,000 - Freehold



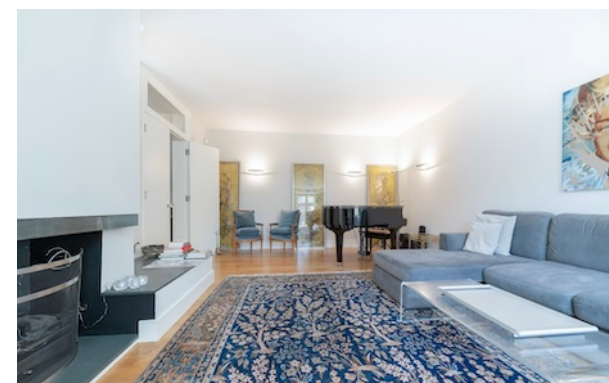
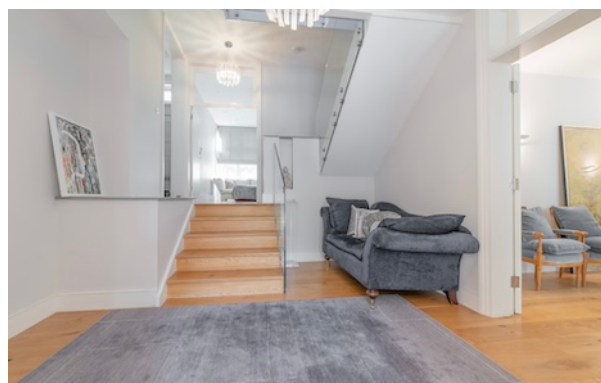
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Superb contemporary family house on the fringes of Hampstead Heath, originally designed by the renowned architect Ted Levy in around 1969, located in a sought after quiet cul de sac. This light and airy detached house, predominantly over 2 floors, comprises of a stunning 24ft reception with fireplace and open plan dining room both with french doors to a manicured garden, stylish eat-in kitchen, TV room and integral double garage. To the first floor: principal bedroom with dressing room and en suite shower room, double bedroom with en suite bathroom; and the upper split level: 3 further double bedrooms and family bathroom, with sleek wood floors and glass balustrades throughout. This house will appeal to a family looking for a 'rural' feel to an NW3 location. Within close walking distance to Hampstead West Heath for tennis courts, Golders Hill Park and children's petting farm and within a mile of Hampstead Village.

- 24ft Reception room
- Dining room open to reception
- Fully fitted kitchen & separate utility room
- Family room/study
- Principal suite with en suite shower & dressing room
- Four further double bedroom with built in storage
- Further en suite and family bathroom
- Guest WC
- Private garden
- Integral garage & off street parking

- *Barnet Council Tax Band: H £4,071.04 PA*
- *EPC Rating: C/70*
- *Approx. Gross Internal Area: 2,917 Sq Ft*
- *Tenure: Freehold*
- *Service Charge & Ground Rent: N/A*



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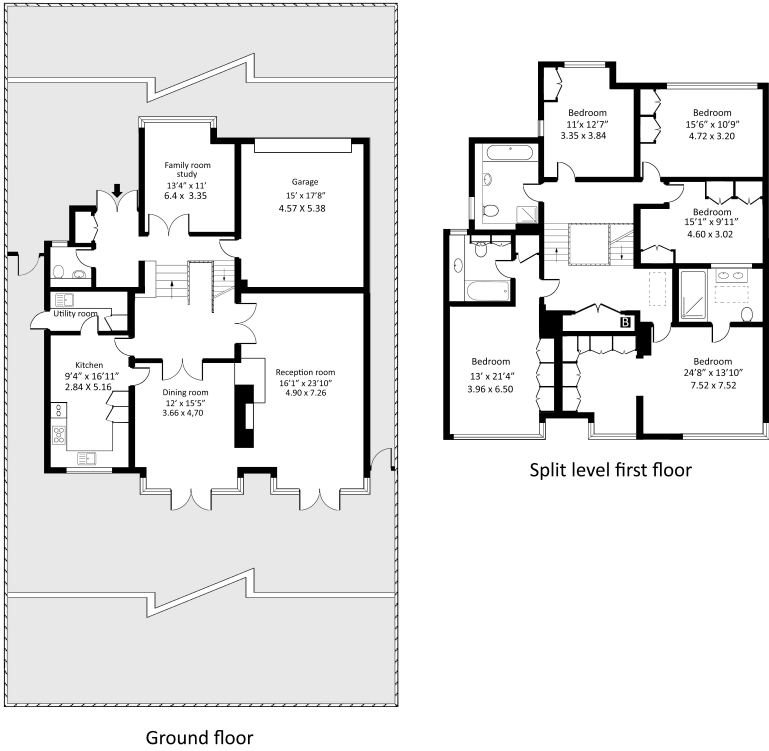
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Approx Gross Internal Area: 2,917 Sq Ft / 271 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that these area measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor, and their accuracy cannot be guaranteed as the information has not been verified. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order as they have not been tested.



Approx gross internal area incl. garage: 2917 sq ft - 271 sq m  
Approx gross internal area excl. garage: 2652 sq ft - 246.6 sq m

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.  
The floor plan is illustrative purposes only and is not to scale  
[www.tomelkphotography.co.uk](http://www.tomelkphotography.co.uk)