



**GARDEN MAISONETTE**  
**CHESTERFORD GARDENS, HAMPSTEAD, NW3**



Occupying the entire raised ground and garden levels of an imposing, double-fronted detached house, is this stunning five/six-bedroom garden maisonette comprising approximately 3018 square feet (283 square metres), located within walking distance of Hampstead Village.

This incredible apartment is offered in beautiful condition having been comprehensively renovated and refurbished by the current owners in the last 10 years. The garden level provides exceptional lateral space with incredible volume, featuring high ceilings (3m+) throughout. The garden level features a sizeable family room and expansive reception room which leads into a conservatory and out onto the garden. In addition, there is a spacious 'Bulthaup' kitchen/breakfast room, with 'Gaggenau' appliances with floor to ceiling bi-fold doors, which also provide access to the private 88' South West facing garden.

On the raised ground, which features 3.4m ceiling heights, there is a principle suite plus an additional double bedroom suite and a further three bedrooms (2 doubles, 1 single) and a family bathroom. In addition to the private south westerly garden, the property also benefits from off street parking for 1 car.

Planning Permission was also granted in March 2019 for the replacement of the conservatory with a new rear extension – Further information upon request.

**GUDIE PRICE £4,350,000**

**SOLE SELLING AGENT**

**LEASEHOLD/SHARE OF FREEHOLD**



### ACCOMMODATION & AMENITIES

**PRIVATE ENTRANCE, ENTRANCE HALL, 23' RECEPTION ROOM, CONSERVATORY, 17' FAMILY ROOM, 17' KITCHEN/BREAKFAST ROOM, STUDY/BEDROOM SIX, GUEST WC/FAMILY BATHROOM, UTILITY ROOM, PRINCIPAL BEDROOM SUITE, SECOND BEDROOM SUITE, THREE FURTHER BEDROOMS (TWO DOUBLES, ONE SINGLE) FAMILY BATHROOM, TWO ADDITIONAL ENTRANCES ON THE RAISED GROUND FLOOR, GATED SIDE PASSAGEWAY, EXTENSIVE STORAGE, OFF STREET PARKING WITH ELECTRIC CHARGING POINT, PRIVATE SOUTH WEST FACING GARDEN, RESIDENTS PARKING, EER-TBC**









# Chesterford Gardens, NW3

Approximate Area = 280.4 sq m / 3018 sq ft

Shed = 2.8 sq m / 30 sq ft

Total = 283.2 sq m / 3048 sq ft

Including Limited Use Area (1.1 sq m / 12 sq ft)



Garden  
26.88 x 13.40  
88'2 x 44'0  
(Approx)

Conservatory

Reception /  
Dining Room  
10.81 x 7.30  
35'6 x 23'11  
(CH - 3.04)

Kitchen /  
Breakfast Room  
5.22 x 4.32  
17'2 x 14'2

Up

Family Room  
5.20 x 4.76  
17'1 x 15'7  
(CH - 3.02)

Bedroom /  
Study  
3.94 x 3.62  
12'11 x 11'11

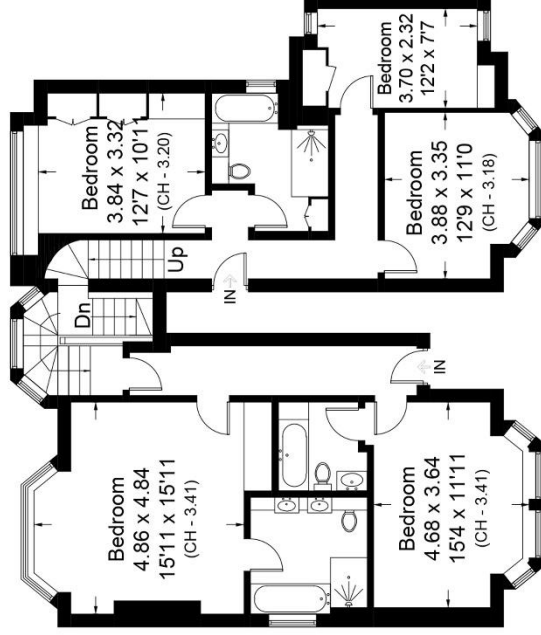
Shed

Driveway  
6.67 x 5.08  
21'11 x 16'8  
(Approx)

## Lower Ground Floor

## Raised Ground Floor

[ ] = Reduce head height below 1.5m



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



