



KIDDERPORE GARDENS

HAMPSTEAD, NW3



Occupying the ground and garden floors of this beautiful Victorian home, this spacious duplex apartment extends to approximately 3,352 sq. ft. (311.4 sq. m.) and provides exceptional volume and lateral space over two floors. The property benefits from a landscaped southerly facing rear garden and own private entrance and is located in the desirable 'Crofts' area of Hampstead.

This spacious family home has been thoughtfully designed by the existing owners with high specification interior design throughout and the home is flooded with natural light. Additional features include an impressive drawing room, separate dining room, family room and Marazzi designed kitchen/breakfast room. The house further benefits from underfloor heating with individual room controls.

On the lower ground floor at garden level there are four spacious bedrooms each with high-quality ensuite bathrooms, two of which enjoying direct access onto the gardens.

ACCOMMODATION & AMENITIES

PRIVATE MAIN ENTRANCE, DRAWING ROOM, DINING ROOM, FAMILY ROOM, GUEST.W.C, KITCHEN/ BREAKFAST ROOM,
FOUR BEDROOMS WITH EN SUITES, UTILITY ROOM, SOUTH FACING GARDEN, RESIDENTS PARKING.

GUIDE PRICE £3,495,000

JOINT SOLE AGENT

LEASEHOLD/ SHARE OF FREEHOLD





Front Garden
11.4 x 4.6
37'4" x 15'1"

In

Family Room
5.00 x 3.81
16'4" x 12'5"

Store

Reception Hall

Dn

Kitchen/
Breakfast Room
5.81 x 3.82
19'0" x 12'5"

Balcony

Dining Room
6.90 x 4.42
22'7" x 14'5"

Drawing Room
7.37 x 4.42
24'2" x 14'5"

All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.

Ground Floor

Lower Ground Floor

The plan shows the following rooms and areas:

- Bedroom:** 4.44 x 3.48, 14'6" x 11'4"
- Bedroom:** 4.55 x 4.25, 14'11" x 13'11"
- Bedroom:** 5.75 x 3.71, 18'10" x 12'2"
- Principal Bedroom:** 6.71 x 4.92, 22'0" x 16'1"
- Reception Hall:** Lower
- Utility Room**
- Light well** (two locations)
- Plant**
- Rear Garden:** 26.6 x 12.4, 87'2" x 40'8"
- Shed**

Landscaping includes various trees and shrubs along the perimeter and within the garden area. Stairs are marked with 'Up' and 'Down' arrows.

Lower Ground Floor



