



TEMPLEWOOD AVENUE

HAMPSTEAD NW3







This impressive detached, ambassadorial residence is set back from the road behind a secure gated driveway and extends to 9660 sq ft (897 sq mts) of gracious, well planned accommodation that is predominantly arranged over three floors. This exceptional home offers incoming purchasers the opportunity to refurbish, reconfigure and possibly enlarge the already spacious accommodation further. The property sits within mature, landscaped gardens which include a large level south-facing lawn, a formal sunken garden, several al fresco seating areas, a pretty rose pergola and attractive walkways to the rear whilst to the front of the property there is a sweeping carriage driveway with parking for 6 to 7 vehicles. The house is situated on one of the most sought after tree lined avenues in Hampstead located within walking distance of Hampstead Village, the heath, local schools and numerous transport links into central London.

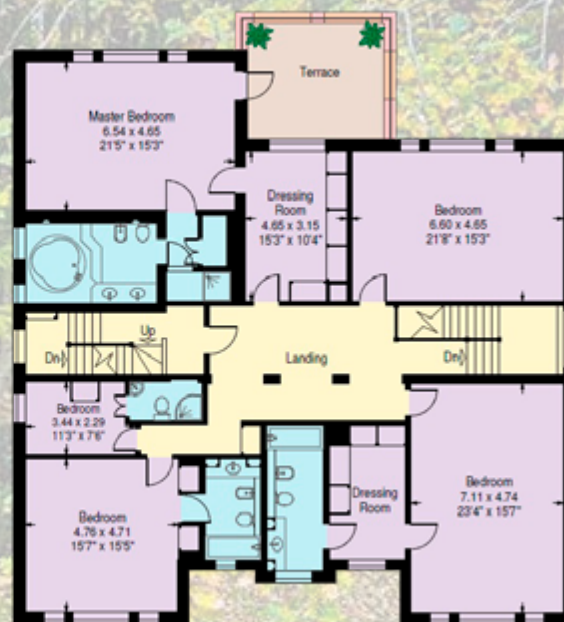


- ENTRANCE VESTIBULE ■ GUEST CLOAKROOM ■ RECEPTION HALL ■ DRAWING ROOM ■ DINING ROOM ■ FAMILY ROOM ■ KITCHEN/BREAKFAST ROOM ■ PANTRY
- UTILITY ROOM ■ MASTER BEDROOM WITH EN SUITE DRESSING ROOM AND BATHROOM ■ SECOND MASTER WITH EN SUITE DRESSING ROOM AND BATHROOM
- 7 FURTHER BEDROOMS (2 SUITES) ■ FAMILY BATHROOM ■ SHOWER ROOM ■ PLAYROOM ■ LARGE UNCONVERTED LOFT ■ BASEMENT CELLAR, STORE AND WINE CELLAR
- 100 REAR GARDEN ■ PATIO AND TERRACE ■ GATED CARRIAGE DRIVEWAY PROVIDING OFF STREET PARKING FOR 5 TO 6 CARS





GROUND FLOOR



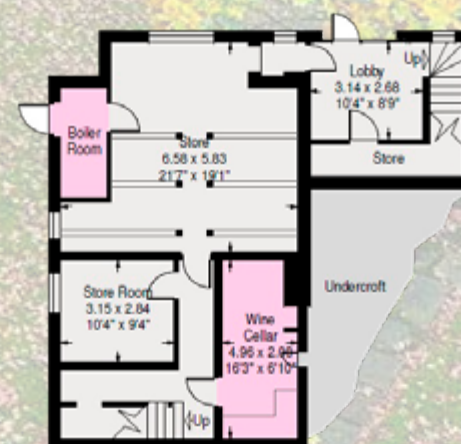
FIRST FLOOR



SECOND FLOOR



ATTIC



BASEMENT

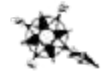
### APPROXIMATE GROSS INTERNAL AREA

9660 SQ. FT. / 897.5 SQ. M.

(INCLUDING BASEMENT, ATTIC AND REDUCED HEIGHT AREA, BELOW 1.5M - DENOTED WITH DASHED LINE). REDUCED HEIGHT AREA - 1315 SQ. FT. / 122.2 SQ. M.



# TEMPLEWOOD AVENUE, LONDON NW3



APPROXIMATE SITE AREA  
0.147 HECTARES (0.36 ACRES)

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This plan is for guidance only and must not be relied upon as a statement of fact.



PRICE: PRICE ON APPLICATION  
TENURE: FREEHOLD

SOLE AGENT

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