



**'THE OLD HALL'**  
**KIDDERPORE AVENUE, HAMPSTEAD, NW3**



A stunning lateral home available for the first time in over 40 years.

A rare and unique opportunity to purchase this unmodernised two storey end of terrace period house located on the corner of Kidderpore Avenue and Kidderpore Gardens.

The spacious ground floor offers spacious living with an immensely grand entrance hall, two stunningly ornate reception rooms plus a modest kitchen/breakfast room.

The first floor provides four double bedrooms, two with ensembles, plus a separate 'Jack & Jill' bathroom.

The gardens extend to three sides of the house, which ensures that you are able to enjoy the sun no matter the time of day and in addition, it has the benefit of off-street parking for at least two cars and also a double garage.

Subject to the necessary consents one could create a basement should a prospective buyer require additional accommodation.

**GUIDE PRICE £3,495,000**

**SOLE AGENT**

**FREEHOLD**



## **ACCOMMODATION AND AMENITIES**

ENTRANCE HALL, GUEST WC, DRAWING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM WITH ENSUITE, BEDROOM TWO WITH ENSUITE, TWO FURTHER BEDROOMS, 'JACK & JILL BATHROOM, FRONT GARDEN, SIDE GARDEN, REAR COURTYARD GARDEN, DRIVEWAY WITH OFF STREET PARKING FOR TWO CARS, DOUBLE GARAGE, SUBJECT TO THE APPROPRIATE LOCAL AUTHORITY CONSENTS IT IS CONCEIVABLE THAT A BASEMENT FLOOR COULD BE CREATED – PROSPECTIVE BUYERS WILL NEED TO MAKE THEIR OWN INVESTIGATIONS.

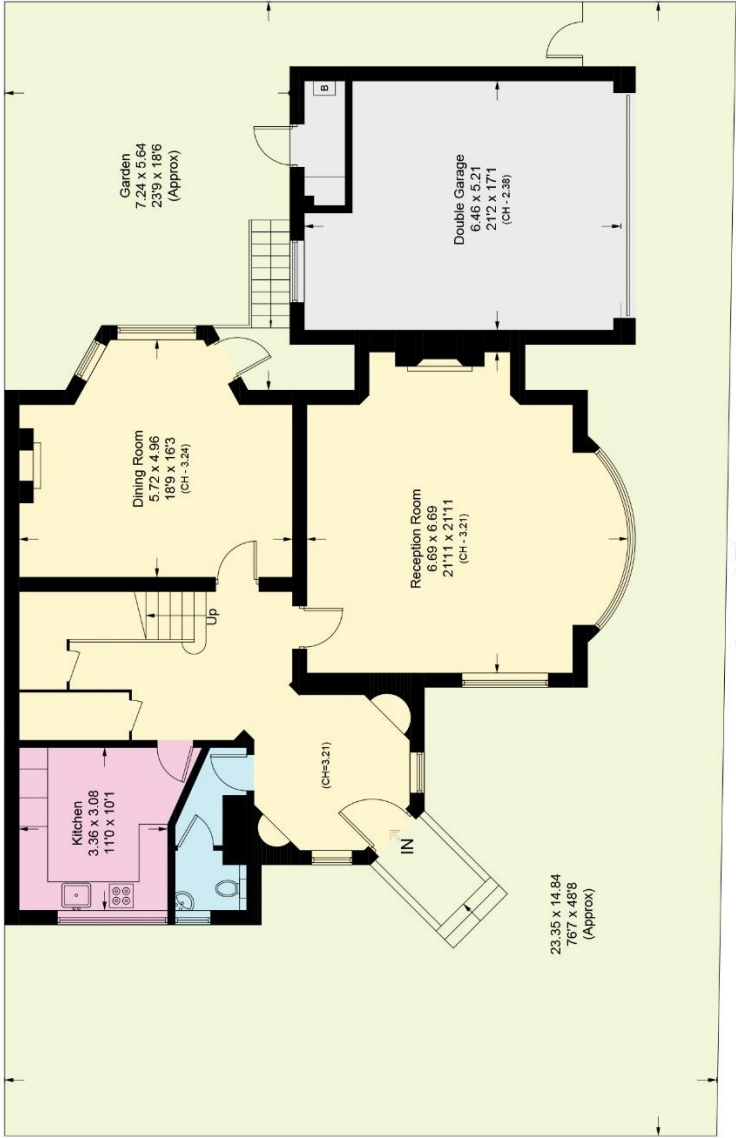






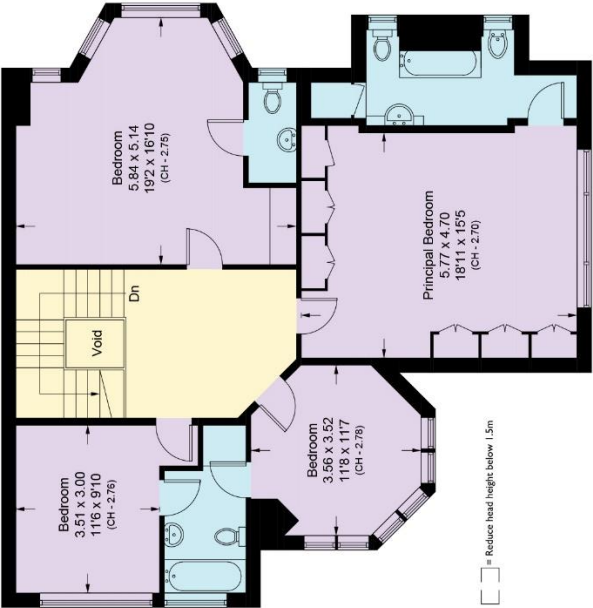
# Kidderpore Avenue, NW3

Approximate Area = 220.8 sq m / 2377 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)  
Garage = 34.4 sq m / 370 sq ft  
Total = 255.2 sq m / 2747 sq ft  
(Excluding Void)



## Ground Floor

Approximate Area = 110.9 sq m / 1194 sq ft  
(Excluding Garage)



## First Floor

Approximate Area = 109.9 sq m / 1183 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft)

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.



