



TEMPLEWOOD AVENUE, HAMPSTEAD, NW3



An imposing and substantial period building, built c1924, located on one of the most sought-after roads in Hampstead.

Currently arranged as three flats and extending to approximately 7,976 square feet (741 sq. m.), planning permission has historically been granted (lapsed, but reapplied for) to extend the house to approximately 12,000 square feet (1,115 sq. m.).

If built out in alignment with the permissions historically granted, the house will comprise: Sitting room, dining room, spacious kitchen/ dining family space, principal suite to the first floor with two bathrooms, six additional bedrooms, five bath/shower rooms, whilst to the lower ground floor there is a full leisure facility including swimming pool, gym and cinema room. The house will further benefit from a self-contained one-bedroom flat at ground floor level.

GUIDE PRICE £13,500,000

SOLE AGENTS

FREEHOLD



FIRST FLOOR FLAT



GROUND FLOOR FLAT

Templewood Avenue, NW3

Approximate Area = 680.9 sq m / 7329 sq ft

Basement = 29 sq m / 312 sq ft

Mezzanine First Floor = 31.1 sq m / 335 sq ft

Total = 741.0 sq m / 7976 sq ft

(Excluding Void / Boiler Room)

Including Limited Use Area (28.4 sq m / 306 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.

Templewood Avenue, NW3

Approximate Area

Main House = 1029.8 sq m / 11085 sq ft

Flat = 85.9 sq m / 925 sq ft

Total = 1115.7 sq m / 12010 sq ft



Basement



Ground Floor



Third Floor



Second Floor



First Floor

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.



GROUND FLOOR FLAT



SECOND FLOOR FLAT



COMMUNAL ENTRANCE HALL



REAR EXTERNAL PHOTOS.



COMPUTER GENERATED IMAGE OF THE PROPOSED REAR.