



HOLLY HILL, **HAMPSTEAD VILLAGE, NW3**



A charming Grade II listed three-bedroom cottage centrally located within the heart of the village and extending to approx. 2,580sq.ft. The house has been sympathetically refurbished and retains a wealth of period features with the additional benefit of a private garden and integral garage.

The accommodation is predominantly arranged over three floors, the spacious entrance hall leads to a downstairs W.C. and cloaks cupboard.

On the first floor there is a stunning reception room that has a beautiful open fireplace and the sitting room in turn opens to the dining area and kitchen. On the second floor there is the principal bedroom with en suite, two additional bedrooms and luxuriously appointed family bathroom.

ACCOMMODATION & AMENITIES

SPACIOUS ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN, PRINCIPAL BEDROOM WITH EN SUITE, TWO ADDITIONAL BEDROOMS, GENEROUS FAMILY BATHROOM, PRIVATE SIDE GARDEN, GARAGE, LARGE LOFT AREA. RESIDENTS PARKING CA-H

GUIDE PRICE £3,250,000

FREEHOLD



Holly Hill, NW3

Approximate Area = 239.7 sq m / 2580 sq ft
(Including Garage)



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.





