



CENACLE CLOSE, WEST HEATH ROAD, HAMPSTEAD, NW3



A charming and lateral five bedroom detached family house designed by the renowned architect Ted Levy, located in this desirable development moments from Hampstead Heath.

This wonderful home has been vastly extended on the ground floor to provide excellent entertaining space with four large reception rooms and a sizeable kitchen/breakfast room.

The main living area extends to 40 ft. and leads out onto a delightful, secluded West facing garden. Arranged on the first floor is the principal bedroom with ensuite bathroom plus four further bedrooms and a family bathroom.

It also offers a large double garage and off street parking for two cars.

Planning permission has been granted to extend and alter the first floor creating five double bedrooms with four bathrooms, three of which are ensuite, adding a further 448 sq. feet (approximately). The implementation of the works would offer approximately 4136 square feet of accommodation over only two floors.

GUIDE PRICE £3,499,950 JOINT SOLE SELLING AGENT

FREEHOLD

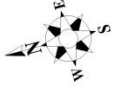
ACCOMMODATION & AMENITIES

ENTRANCE HALL • SITTING ROOM • LOUNGE WITH STUDY • GARDEN ROOM/DINING ROOM • SITTING ROOM • GUEST CLOAKROOM • UTILITY ROOM • KITCHEN/BREAKFAST ROOM • PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM • FOUR FURTHER BEDROOMS • FAMILY BATHROOM • WESTERLEY FACING GARDEN • DOUBLE GARAGE • OFF STREET PARKING FOR TWO CARS

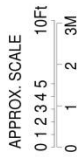
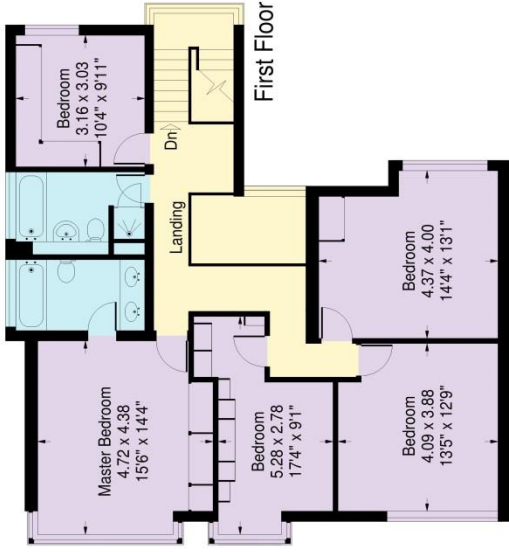


Cenacle Close, Hampstead NW3

Approximate Gross Internal Area:
 House (including garage) - 342.6 sq.mts. / 3688 sq.ft.
 Garage - 25.4 sq.mts. / 273 sq.ft.



Floor Plans produced by
Proplan
 01491 842925
 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.









CGI IMAGES & PLANS OF CONSENTED DEVELOPMENT

PROPOSED EXTERIOR



PROPOSED BEDROOM



PROPOSED WEST ELEVATION

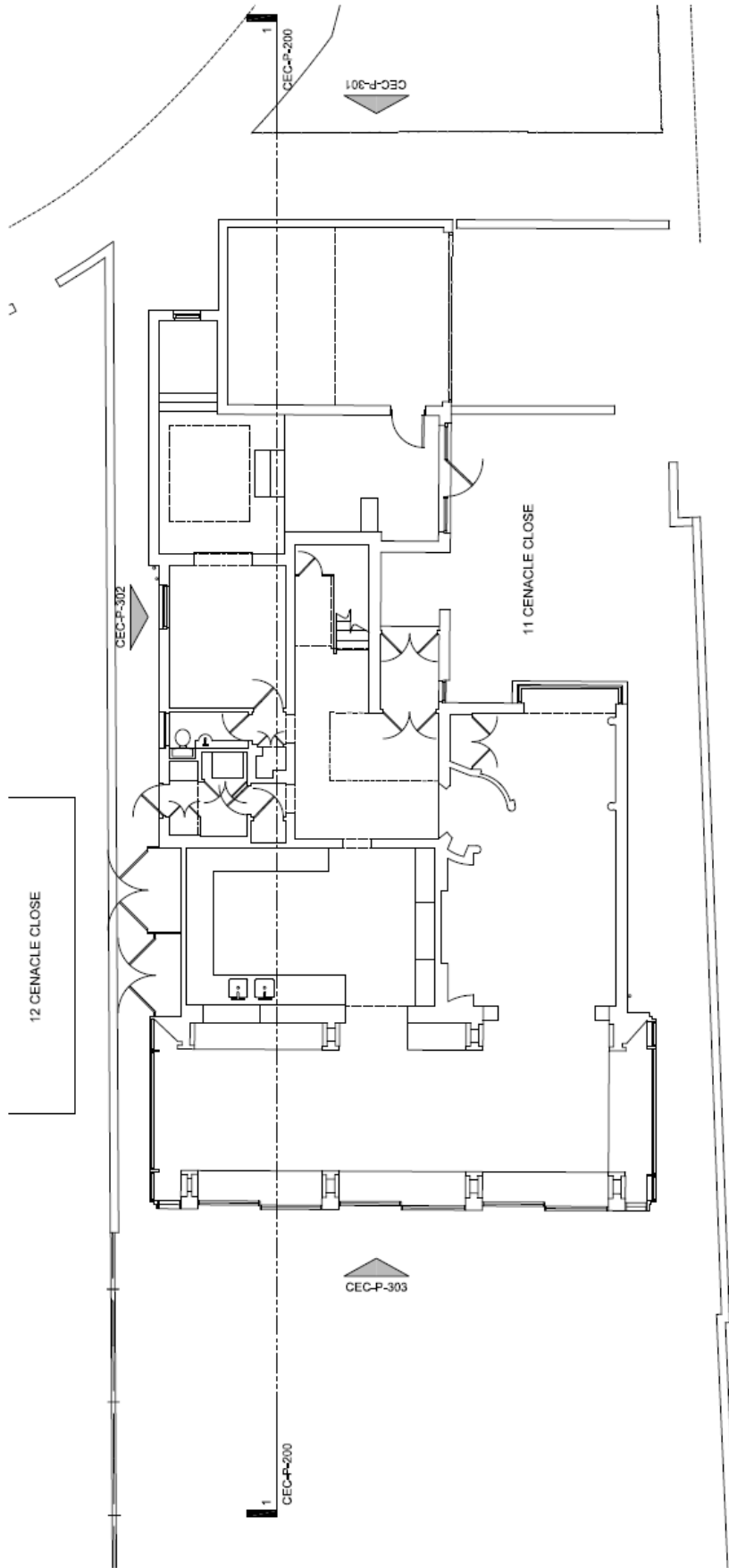


CONSENTED REAR (WEST) ELEVATION



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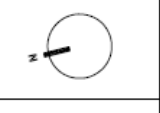
PROPOSED GROUND FLOOR



0 1 2 3 4 5
 SCALE BAR 1:50 (IN METERS @ A1)
 SCALE BAR 1:100 (IN METERS @ A3)

<p>11 CENACLE CLOSE LONDON NW3 7UE PROPOSED GROUND FLOOR PLAN</p>	<p>StudioMarkRutven architecture</p> <p>1st Floor, 5 Leaper Place, London NW9 2SL 11 & 13 Palace Street, Bristol BA1 5EG T 001 7 489 0250</p>
<p>project name</p>	<p>project no.</p>
<p>client no.</p>	<p>client name</p>
<p>date of issue</p>	<p>drawn by</p>
<p>checked by</p>	<p>approved by</p>

<p>1. PLANNING APPLICATION</p>	<p>DATE: 11/03/24</p>	<p>SCALE: 1:100</p>	<p>PROJECT NO.</p>
<p>2. DO NOT SCALE FROM THIS DRAWING EXCEPT AS SPECIFIED ON THIS</p>	<p>DATE: 11/03/24</p>	<p>SCALE: 1:100</p>	<p>PROJECT NO.</p>



PLANNING APPLICATION

GENERAL NOTES

1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

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10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

PROPOSED FIRST FLOOR

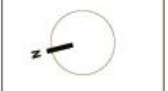


CONSENTED FIRST FLOOR PLAN

0 1 2 3 4 5
 SCALE BAR 1:50 (IN METERS @ A1)
 SCALE BAR 1:100 (IN METERS @ A3)

11 CENACLE CLOSE LONDON NW3 7UE CONSENTED FIRST FLOOR PLAN		StudioMarkRuthven 8/01/18/0019 1st Floor, 9 Leighton Place, London NW3 3QL 11 & 12 Papelet Street, Dublin D10 0E0 T.003 7 480 000	project no. drawing no. revision
A - FOR INFORMATION - FOR PERMITS per page	10000% 10000% 10000%	scale 1:100 @ A3 1:50 @ A1 date 12.02.18 drawn by: sp checked: mt	project no. drawing no. revision
*For construction do not scale from this drawing. **check all dimensions on site.		CEC CEC-V-101	A

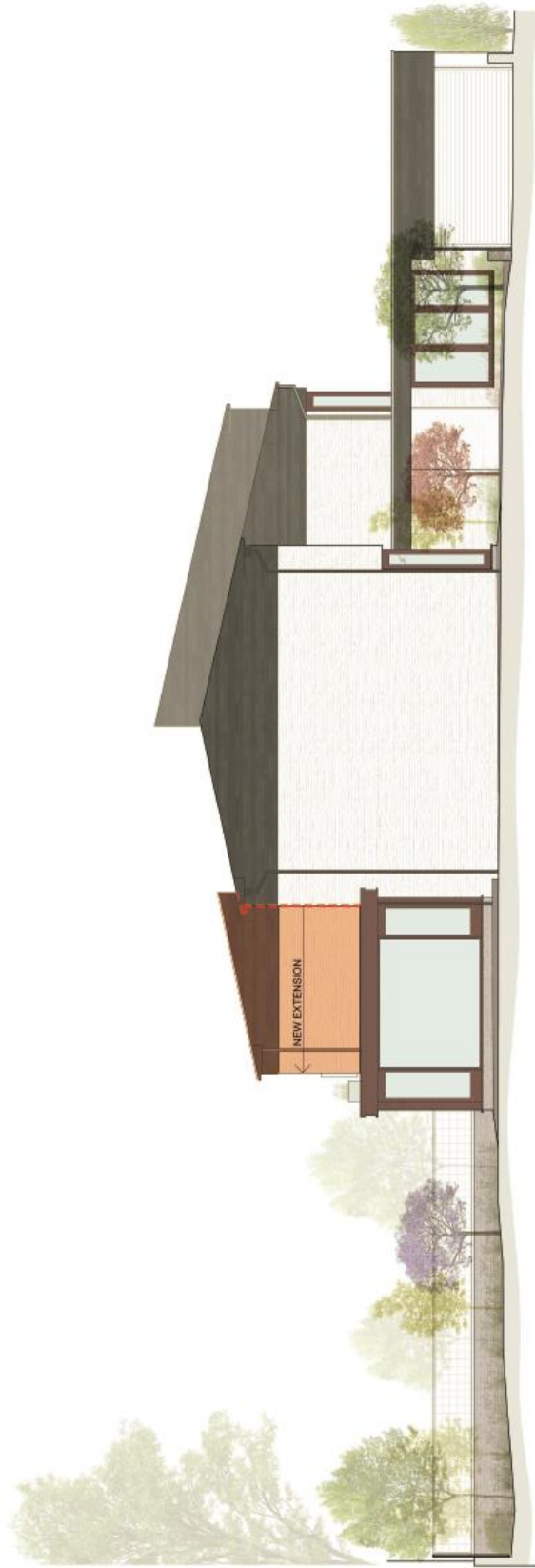
RED DASHED LINE INDICATES CONSENTED FIRST FLOOR REAR EXTENSION FOR 3 BEDROOM	
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<p>LEGEND</p> <p>RED DASHED LINE INDICATES CONSENTED FIRST FLOOR REAR EXTENSION FOR 3 BEDROOM</p>
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PROPOSED SOUTH ELEVATION



CONSENTED SIDE (SOUTH) ELEVATION

0 1 2 3 4 5
 SCALE BAR 1:50 (IN METERS @ A1)
 SCALE BAR 1:100 (IN METERS @ A3)

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