



**THE ROOK,**  
**SANDY ROAD, NW3**



A beautifully unique mid-terraced townhouse located in a discrete cul-de-sac with only a handful of neighbours, adjacent to Hampstead Heath and Golders Hill Park.

This charming five bedroom home, laid out over four floors and accessed via an attractive front garden, extends to approx. 1977 square feet and is offered in immaculate condition.

On the ground floor the semi-open plan kitchen and breakfast room flow naturally into the living space and dining area which in turn leads onto a decked rear garden.

The main reception room, first bedroom and a family bathroom occupy the first floor with a master suite and two further bedrooms on the second floor. The final bedroom/ study spans the entire top floor and benefits from access to a roof terrace with incredible views over Hampstead Heath.

North End is a semi-rural location with Hampstead Heath and Golders Hill Park on its doorstep. Hampstead village and Golders Green (both with Northern Line stations) are a short walk away.

**GUIDE PRICE £2,450,000**

**MAIN AGENT**

**FREEHOLD**

**ACCOMMODATION & AMENITIES**

**ENTRANCE HALL, COATS CUPBOARD, GUEST WC, KITCHEN/BREAKFAST ROOM, RECEPTION ROOM WITH GLAZED DINING AREA, FIRST FLOOR DRAWING ROOM, BEDROOM FOUR, FAMILY BATHROOM, MASTER BEDROOM WITH ENSUITE SHOWER ROOM, TWO FURTHER BEDROOMS (1 DOUBLE), STUDY/BEDROOM FIVE, WC, KITCHENETTE, LOFT STORAGE, RESIDENTS PARKING, FRONT GARDEN, REAR PATIO GARDEN, ROOF TERRACE**









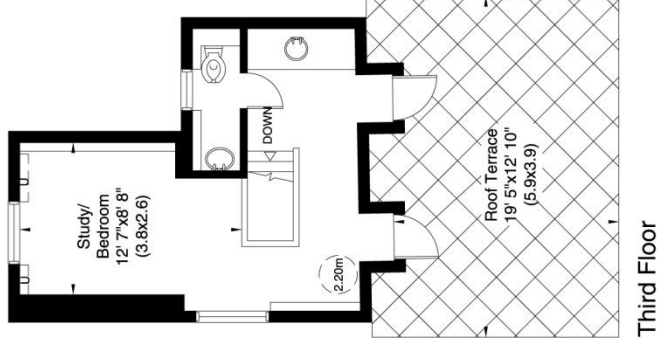
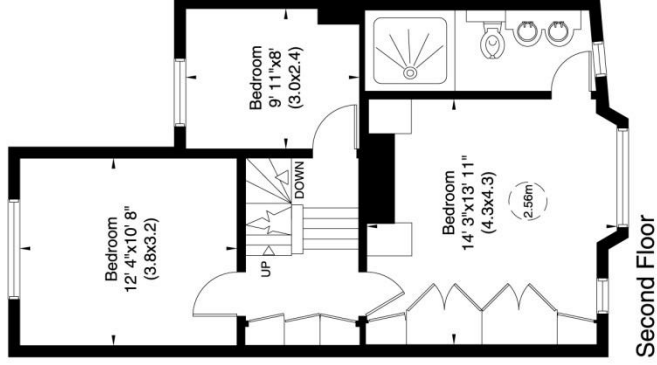
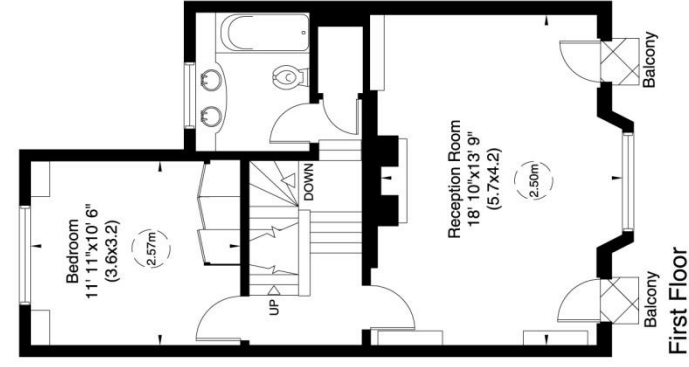
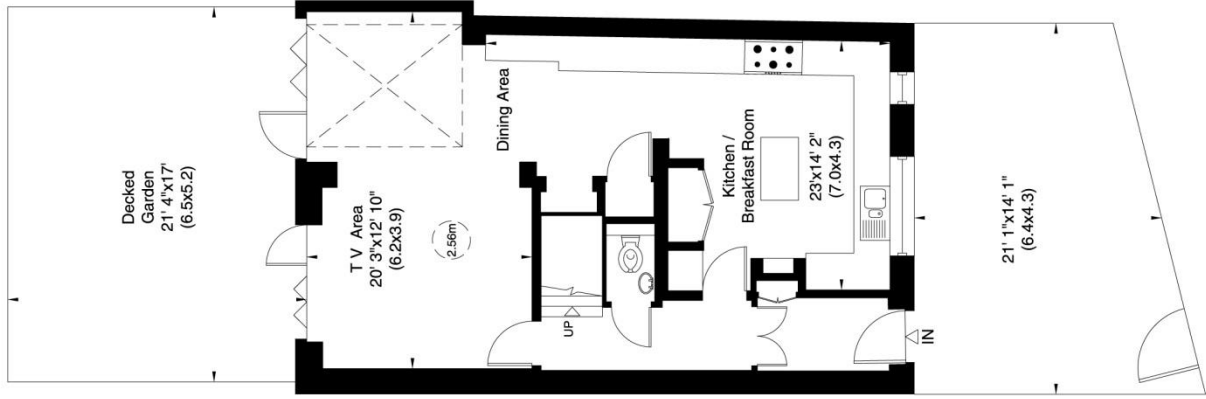
# The Rook Sandy Road, NW3

Gross internal area (approx.)

184 Sq m (1977 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





