



Imposing detached double fronted house.

Elm Walk, Hampstead, London, NW3

Guide Price £6,250,000
Freehold



Integrated garage • Driveway parking • West facing landscaped garden • Home office/study • Conveniently located for access to Golder's Hill Park

Local Information

Elm Walk is conveniently located approximately 0.6 miles from Golder's Hill Park and Hampstead Heath. Golder's Green Underground Station (Northern Line) is approximately 0.8 miles and Hampstead Underground Station (Northern Line) is approximately 1 mile distant .

About this property

An imposing detached double fronted house offering well planned lateral accommodation arranged over three floors located within an exclusive cul-de-sac located just off West Heath Road.

The property features a landscaped rear garden, a charming front garden, an integral garage and off-street parking.

The accommodation is currently arranged as double reception room, home office/study, dining room, family room, guest cloakroom, utility room and garage on the ground floor. On the first floor there is the principal bedroom suite with sitting room, dressing room and en suite bathroom, three further bedrooms (one en suite) and a family bathroom. Whilst on the top floor there are two further bedrooms (one en suite) and a shower room. The west facing landscaped garden is arranged over two levels.

Tenure

Freehold

Local Authority

London Borough of Barnet

Council Tax

Band = H

Energy Performance

EPC Rating = D


Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.
Telephone: +44 (0) 20 7472 5000.





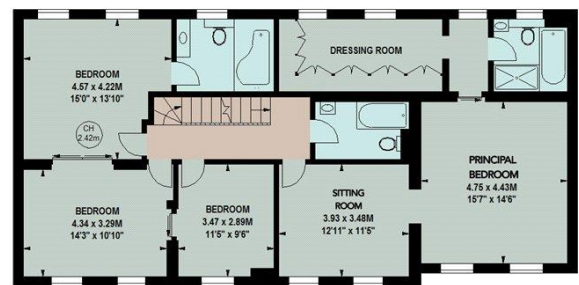
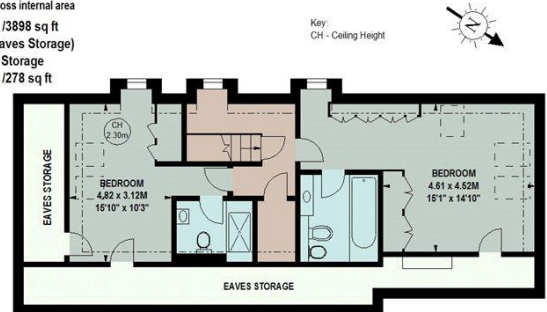
Elm Walk, Hampstead, London, NW3
Gross Internal Area 3898 sq ft, 362.1 m²

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Elm Walk, NW3
Approximate gross internal area
362 sq m /3898 sq ft
(Including Eaves Storage)
Eaves Storage
26 sq m /278 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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