



## MAGNIFICENT FAMILY HOUSE OVERLOOKING HAMPSTEAD HEATH EXTENSION

WILDWOOD ROAD  
LONDON, NW11

**Guide Price £13,750,000, Freehold**





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6 reception rooms • 6 bedroom suites  
• kitchen/breakfast room • cinema room  
• lift serving all floors • swimming pool and gym  
• staff accommodation • forecourt parking and  
garage • garden

• EPC Rating = C

Council Tax = H

## Situation

Wildwood Road is one of the most desirable roads in Hampstead Garden Suburb, with all the best houses directly facing the Heath Extension. For those preferring to use public transport, the nearest Northern Line station is approximately 0.7 miles (1.1km) away and the nearest bus stop is less than 100m distant. The M1, A1M, M25 & M11 motorway networks are close to hand, providing easy access to London Heathrow, London Luton, London Stansted and Gatwick international airports. Closer to hand, Marylebone Road and Baker Street in London's west end are approximately 4 miles (6.4 km) driving distance.

## Description

A truly wonderful detached family house located close to Turner's Wood, directly opposite Hampstead Heath Extension.

This beautifully designed home is arranged over ground and two upper floors with a basement floor set aside for a breathtaking Swimming Pool, Gymnasium, Games Room and Cinema.

Internally the property measures approximately 1,079 sq m (11,609 sq ft) and is light, airy and spacious and benefits from a high speed passenger Lift that serves all floors.

Externally, this striking residence is set back from the road behind a courtyard driveway affording parking for a number of cars with access to the garage. To the rear is an extensive terrace which in turn leads to a verdant landscaped garden.

## Tenure

Freehold

## Local Authority

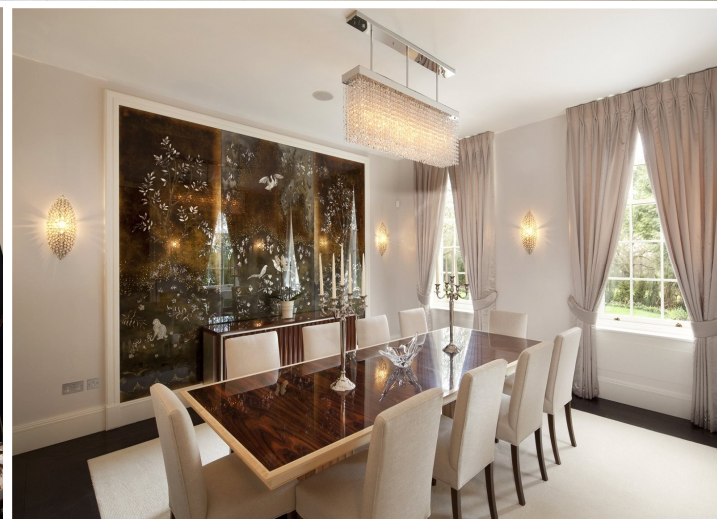
London Borough Of Barnet

## Viewing

Strictly by appointment with Savills.



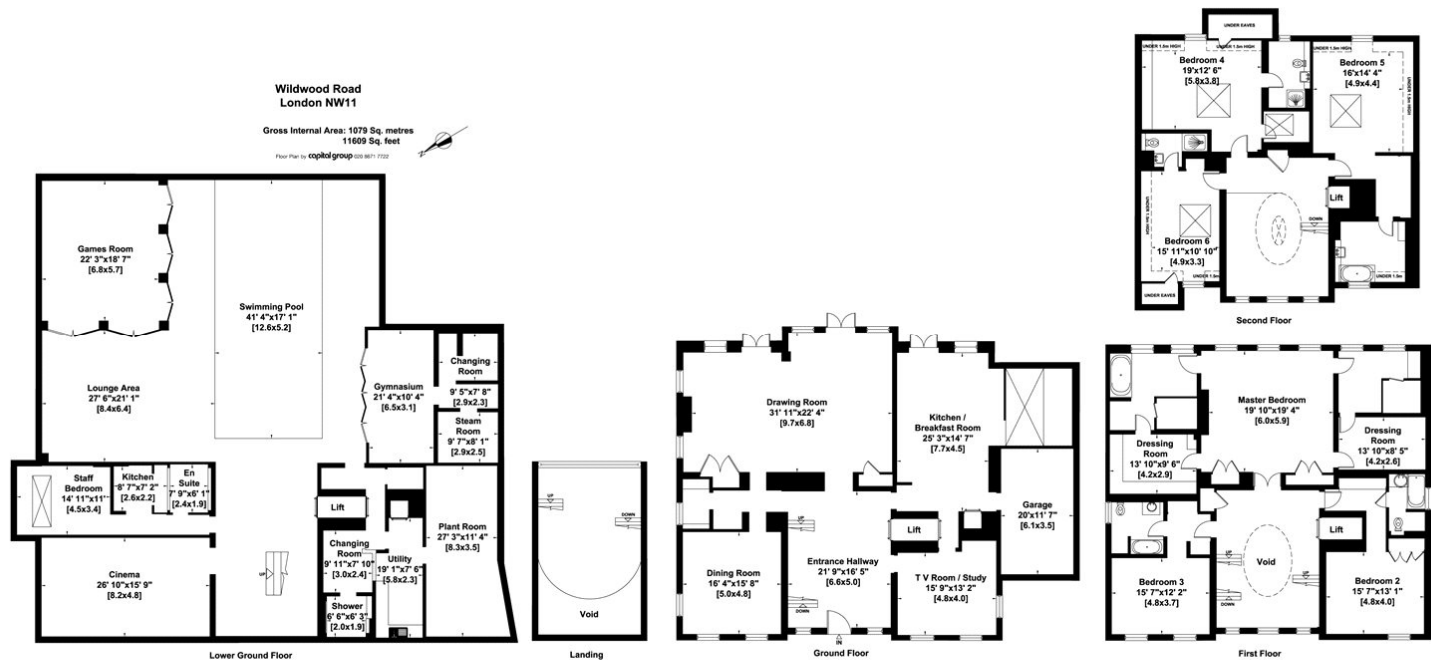






FLOORPLANS

Gross internal area: 11609 sq ft, 1078.5 m²



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		