



**A UNIQUE OPPORTUNITY TO ACQUIRE A COLLECTION OF FREEHOLD PROPERTIES
AND GARAGES WITHIN THE PRIVATE OAK HILL PARK ESTATE**

HAMPSTEAD, LONDON NW3 7LG

Price on Application



OAK HILL PARK, HAMPSTEAD, NW3 7LG

Price on Application

Approximate Gross Internal Area:

4 Oak Hill Park - 472 sq m / 5,078 sq ft

4a Oak Hill Park - 46 sq m / 498 sq ft

House 1 - 145.9 sq.m / 1,570 sq.ft

House 2 - 79.9 sq.m / 860 sq.ft

House 3 - 153.2 sq.m / 1,649 sq.ft

(including reduced height - 6.1 sq.m / 66 sq.ft)

Garage - 29.4 sq.m / 316 sq.ft

EPCs= D, E, F

Council tax bands = No.4 (H), No.4A (B), No.1 Mews (H), No.2 Mews (G) & No.3 Mews (G)

Tucked away in the secluded and private Oak Hill Park Estate, lies a collection of homes available for sale for the first time in 45 years.

On offer as a single lot, are a package of properties and garages on a plot of just over half an acre, located close to Hampstead Village in a totally secluded and tranquil setting,

Located to the south-east of the main house (4 & 4a Oak Hill Park) are 3 mews houses (no.s 1, 2 and 3 Oak Hill Park Mews) which were previously used by the vendor and family members, two of which currently enjoy access to the main garden and house through a separate gated entrance to the rear. The mews houses are accessed through Oak Hill Park Mews and each house has its own secure underground parking space and access to the Oak Hill Park Mews communal garden.

In addition, the plot is offered with 2 leasehold garages (40 years remaining on each), both of which abutt the plot and are within the Oak Hill Park Estate.

Oak Hill Park is discretely positioned off Froggnal and set within beautiful landscaped communal grounds. The fashionable cafés and boutiques of Hampstead Village are a short walk away, with the open green spaces of Hampstead Heath also within easy reach. Hampstead Underground Station (Northern Line) is approximately 600 metres away.

Tenure

Houses: Freehold

Garages: Leasehold approx. 40 years unexpired

Local Authority

London Borough Of Camden

Viewing

Strictly by appointment with Savills.





1, 2 & 3 Oak Hill Park Mews



4a Oak Hill Park



4 & 4a

Oak Hill Park, London NW3

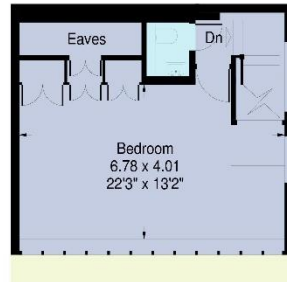
Gross internal area (approx):

House - 471.8 sq.m / 5078 sq.ft (including plant room, garage and attached flat)

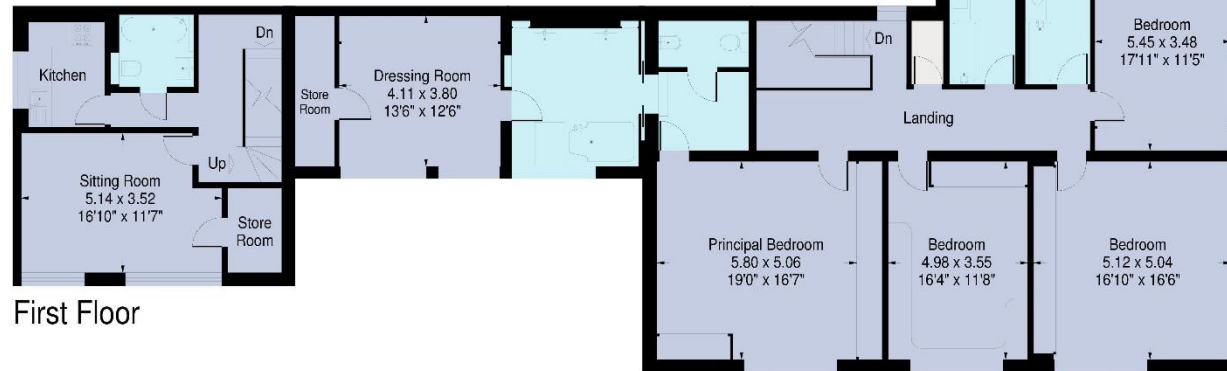
Cottage - 46.3 sq.m / 498 sq.ft

For identification purposes only. Not to scale.

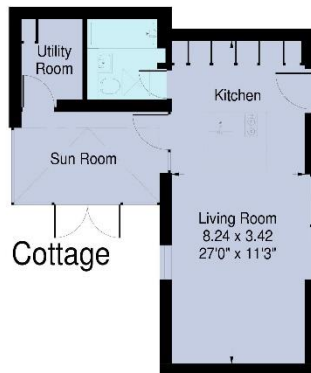
Proplan UK ©



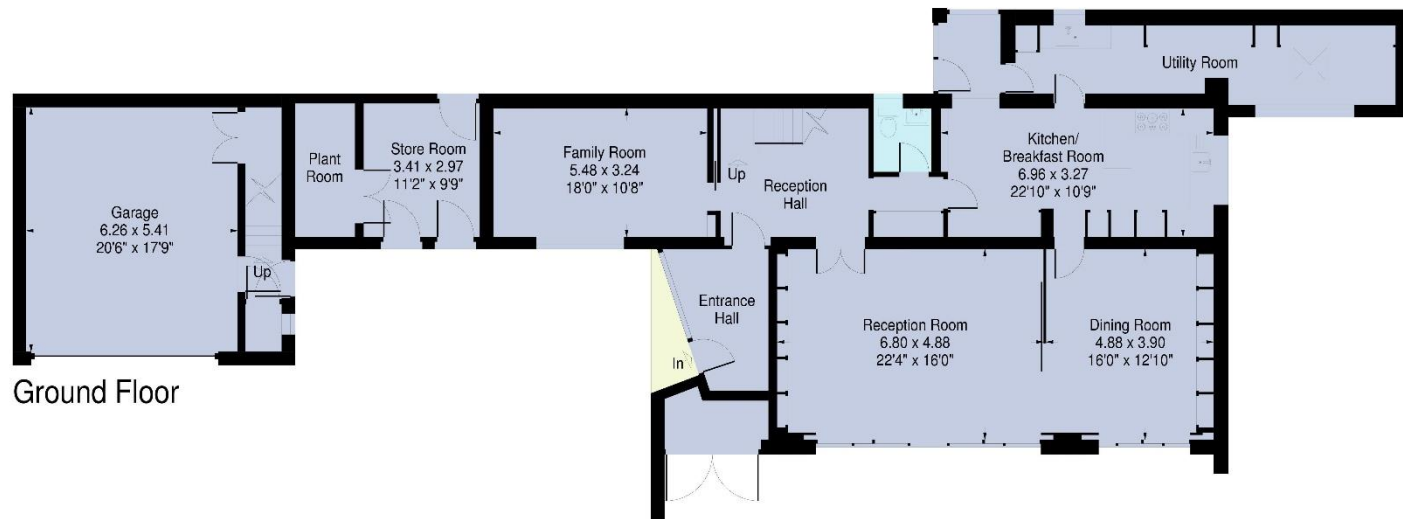
Second Floor



First Floor



Cottage



Ground Floor

Oak Hill Park Mews, London NW3

Gross internal area (approx):

House 1 - 145.9 sq.m / 1570 sq.ft

House 2 - 79.9 sq.m / 860 sq.ft

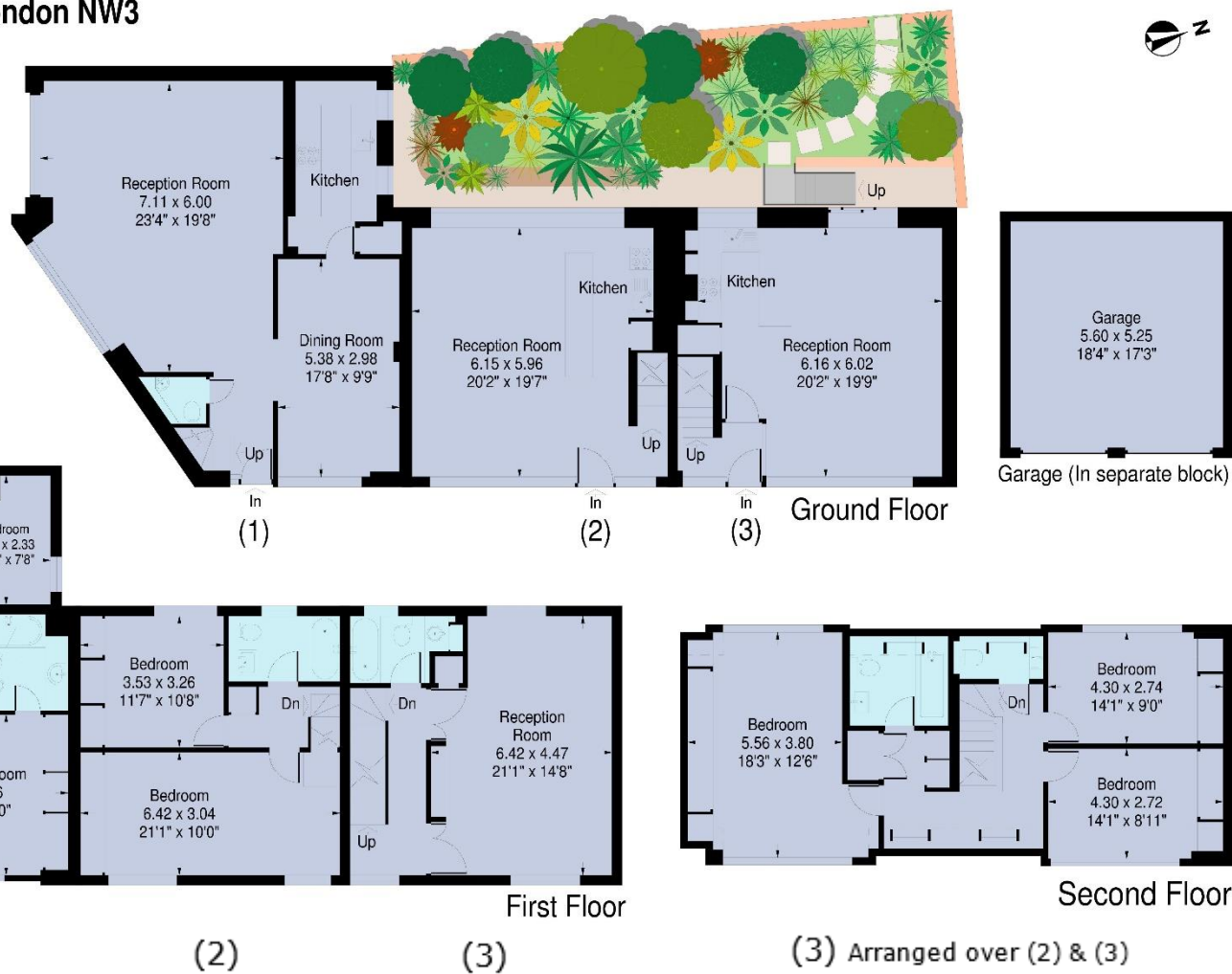
House 3 - 153.2 sq.m / 1649 sq.ft

(including reduced height - 6.1 sq.m / 66 sq.ft)

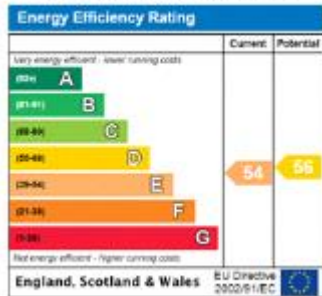
Garage - 29.4 sq.m / 316 sq.ft

For identification purposes only. Not to scale.

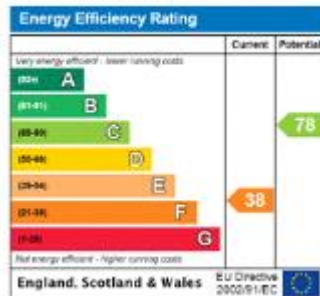
Proplan UK ©



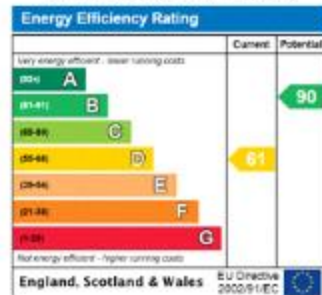
1 Oak Hill Park Mews



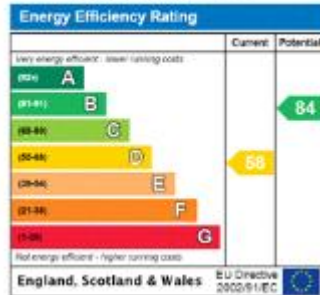
4 Oak Hill Park



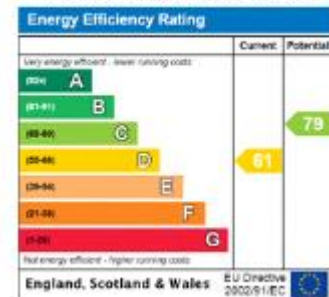
2 Oak Hill Park Mews



4a Oak Hill Park



3 Oak Hill Park Mews



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