



Newly refurbished 3 bedroom mews house in a private Hampstead Estate.

Oak Hill Park Mews, Hampstead, London, NW3

£1,900,000 Freehold



**Newly modernised mews house • Secluded position •
Secure underground parking • Stunning communal
gardens • Close to Hampstead Village**

About this property

This rarely available, beautifully presented 3 bedroom mews house is set within an exclusive mews within the tranquil and extensive grounds of the private Oak Hill Park Estate. Located off Frognal, and in the heart of Hampstead Village, this house is presented in excellent decorative condition having just been the subject of an extensive and comprehensive programme of refurbishment.

The house offers bright, well-planned and modern accommodation with the principal bedroom including an en suite bathroom occupying the entirety of the top floor. There are an additional 2 double bedrooms and a family bathroom on the first floor. The ground floor offers open-plan living comprising a kitchen, lounge and guest cloakroom which opens onto a well-designed patio space. With mirrors to enhance the natural light and planters to accommodate plants and shrubs, the patio is a perfect space for outdoor entertaining.

The fittings are all of an extremely high standard with Lusso stone sanitary ware in all bathrooms, herringbone parquet wooden flooring on the ground floor and Italian Guzzini Fontana wardrobes in all bedrooms. The kitchen is British made Kesseler, with a Silestone quartz worktop, top of the range SMEG kitchen appliances and a VANTO 4-in-1 instant hot and filtered drinking water tap. The house also benefits from both underfloor heating on the ground

floor and in all bathrooms and a Nest temperature control system.

There is also secure, allocated underground parking and storage space. Additional garage / parking spaces are available to purchase separately if required.

Communal outdoor spaces includes both the private mews garden and the Oak Hill Park Estate grounds.

Local Information

Oak Hill Park Mews is a very desirable location by Frognal in central Hampstead. The property is only 0.3 of a mile from the vast array of shops, restaurants and cafes of Hampstead High Street and is in close proximity to the local public attractions like the Hampstead Heath. Tube stations such as Hampstead (0.4m), Finchley Road (0.8m) and West Hampstead (1.0m) are within easy reach. Other excellent transport links to the City & the West End are only 0.4 mile.

Tenure

Freehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = C

Viewing

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



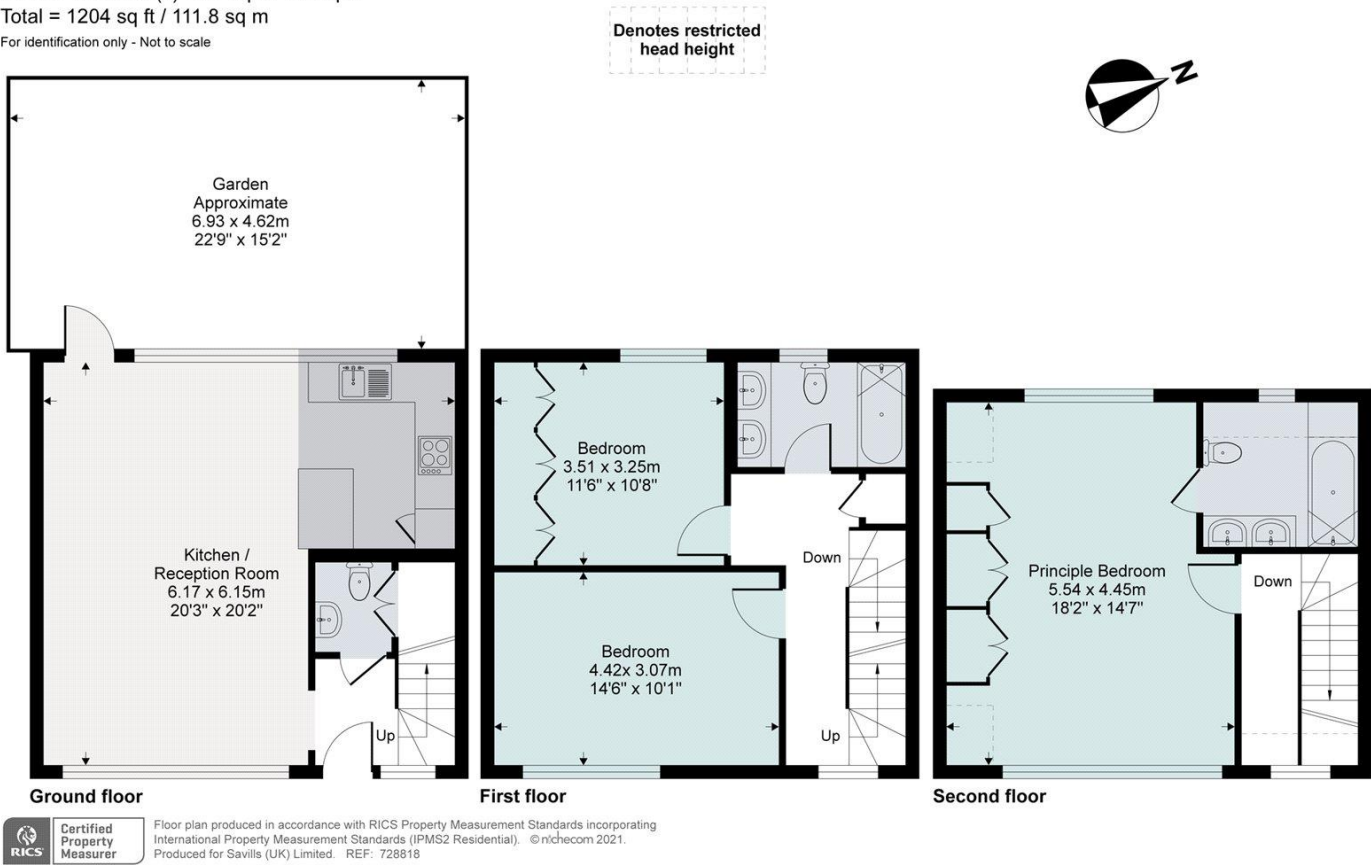


Oak Hill Park Mews, Hampstead, London, NW3
Gross Internal Area 1167 sq ft, 108.4 m²
Total 1204 sq ft, 111.9 m²

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Oak Hill Park Mews, London, NW3 7LH

Approximate Area = 1167 sq ft / 108.4 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Total = 1204 sq ft / 111.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	72	84
England, Scotland & Wales	EU Directive 2002/91/EC	

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