



# Impressive large modern family home.

**Church Mount, Hampstead Garden Suburb, London, N2**

Guide Price £5,395,000 Freehold





**New build • Leisure Complex • Gym •  
Swimming pool • Integral garage • Large  
driveway**

**Local Information**

Situated in a desirable turning on the south side of Hampstead Garden Suburb located on a quiet residential street within close proximity to both Highgate and Hampstead Golf Courses. The nearby playing fields with tennis courts and the open green spaces of Hampstead Heath.

**About this property**

This newly constructed house is in wonderful condition, featuring a grand entrance with an impressive feature floating staircase with a large reception area overlooking the garden.

The house has fabulous accommodation with 6 bedrooms 4 bathrooms and large open-plan kitchen area, reception room and separate dining room.

On the lower ground floor there is gym complex with swimming pool and cinema/play room area and garaging.

**Tenure**

Freehold

**Local Authority**

London Borough of Barnet

**Council Tax**

Band = H

**Energy Performance**

EPC Rating = C

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <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	72	76
EU Directive 2002/91/EC		

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