## WEDDERBURN ROAD, HAMPSTEAD NW3

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Occupying the ground and garden floors of a substantial double fronted, detached period home this spacious duplex apartment extends to approximately 3,802 sq. ft. (353 sq. m.) and provides exceptional volume and space over two floors. The property benefits from a beautifully landscaped 80ft rear garden and there is separate access to the self-contained studio. This beautiful home has been designed by the existing owners and the home is flooded with natural light, additional features include an impressive 28ft sitting/ dining room that opens onto the stunning gardens, and a spacious kitchen family room that also opens on to the rear garden. On the raised ground floor there are three bedrooms, two with en suite bathrooms. On the lower ground floor at garden level there is a TV room, Gym, utility room, study, family bathroom, an additional bedroom and selfcontained studio with kitchen and bathroom.

## **ACCOMMODATION AND AMENITIES:**

SITTING/DINING ROOM, KITCHEN/FAMILY ROOM, GUEST.W.C, GYM, TV ROOM, STUDY, FOUR BEDROOMS, THREE EN SUITE BATHROOMS, FAMILY BATHROOM, SELF CONTAINED STUDIO WITH KITCHEN AND BATHROOM.

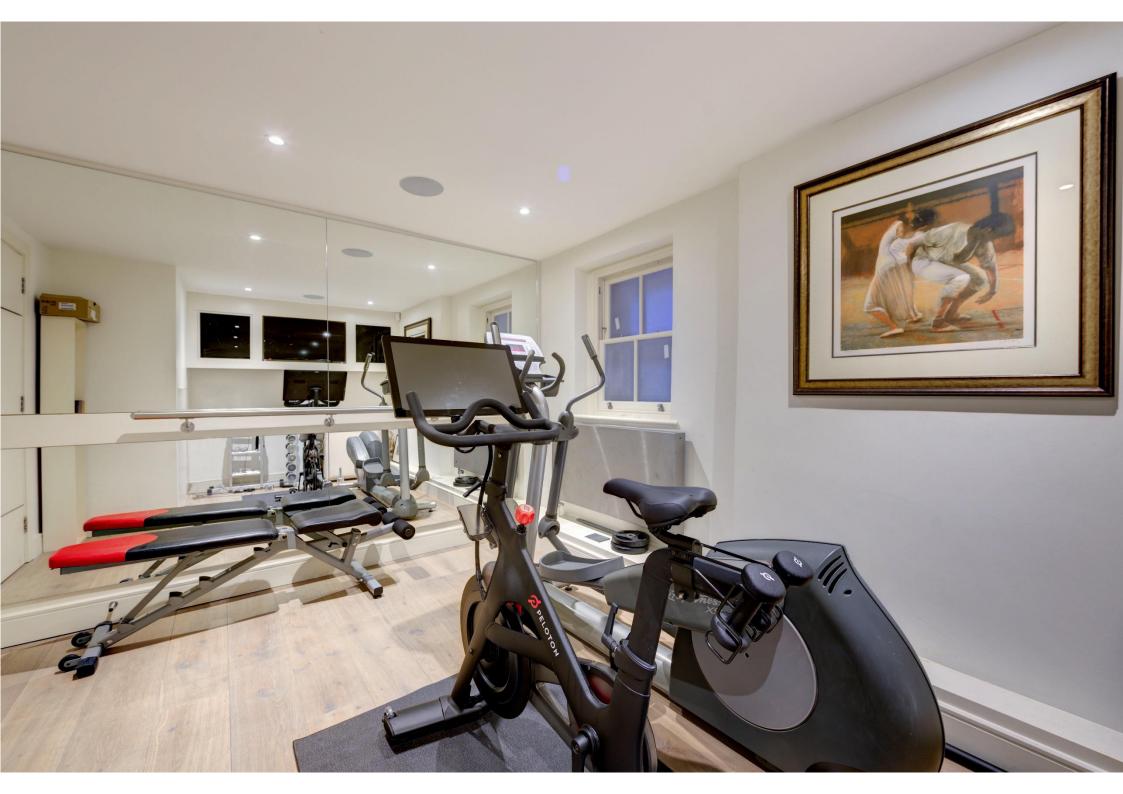
## **GUIDE PRICE: £4,250,000 LEASEHOLD**







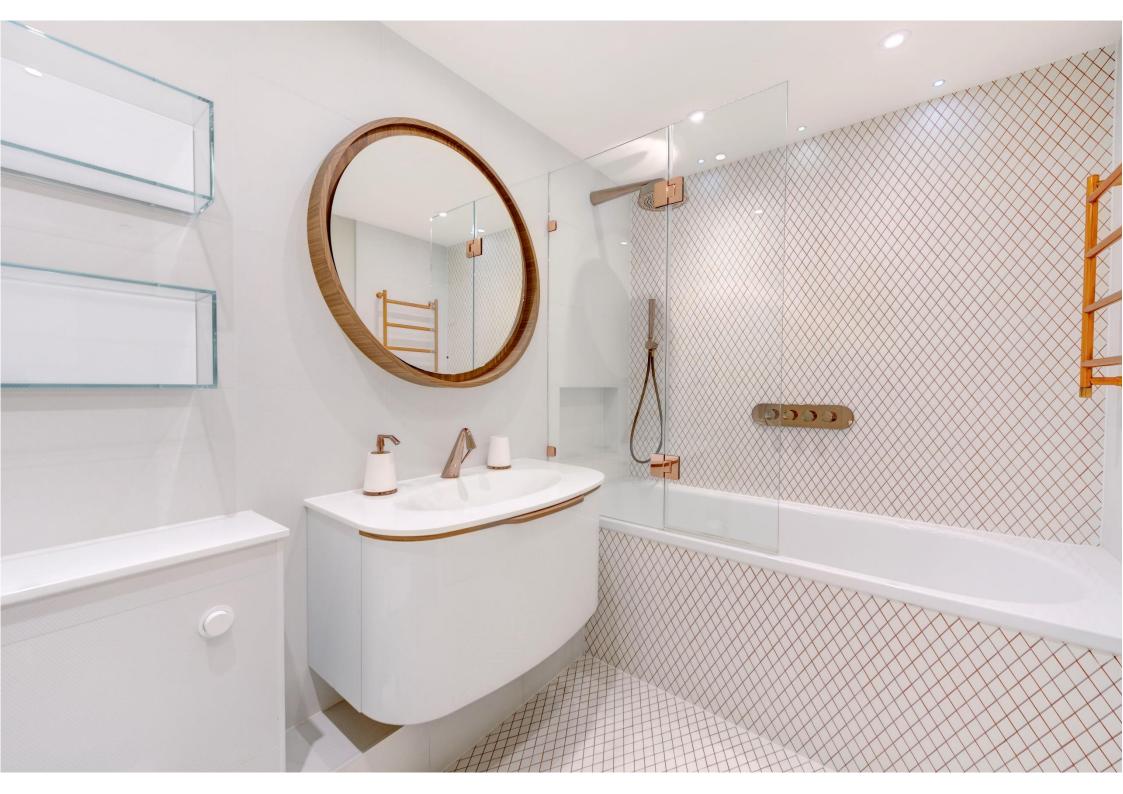




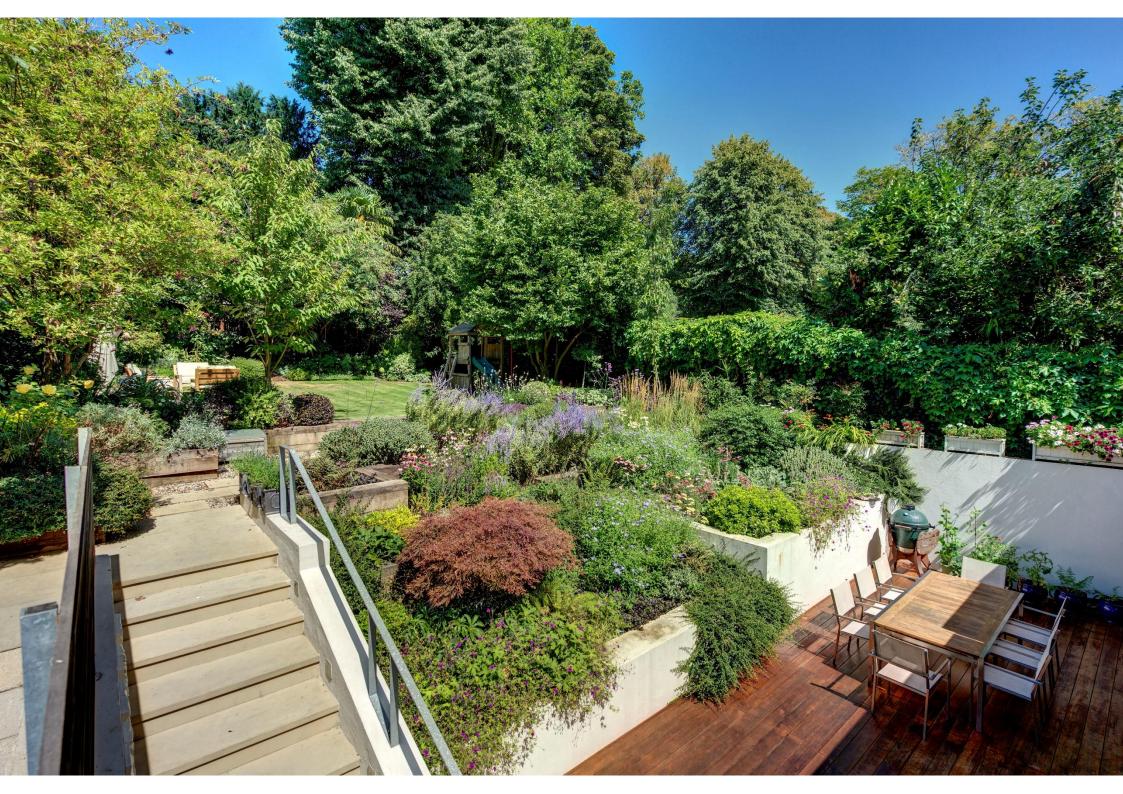




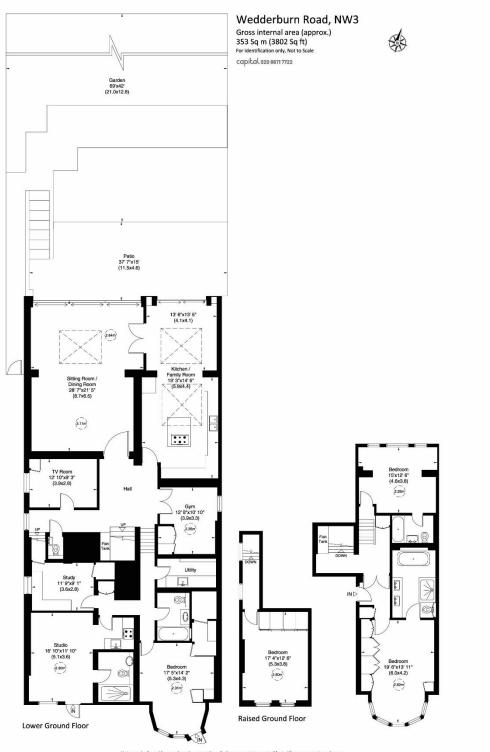












Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).