

OAK HILL PARK MEWS, HAMPSTEAD VILLAGE, LONDON NW3



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This rarely available, beautifully presented 4 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, the house is presented in excellent decorative condition having been the subject of an extensive and comprehensive programme of refurbishment and extended to include a new, second floor.

Offering bright, modern and well planned accommodation, the principle bedroom and en-suite bathroom, occupies the entire top floor. There are a further 3 double bedrooms and a large family bathroom on the first floor with one of the 3 bedrooms incorporating a fabulous ensuite bathroom and walk-in wardrobes - perfect for visiting guests. The ground floor offers a large, open plan lounge, kitchen and dining area with separate utility room, WC, snug / office and storage / cloakroom space off a grand and inviting entrance hall. From the kitchen area a large set of bi-fold doors opens out onto a well designed patio space and stepped garden with an outdoor office / playhouse. The house benefits from herringbone parquet wooden flooring downstairs, underfloor heating on the ground floor and in all of the bathrooms and a Nest temperature control system. The fittings are also of an extremely high standard including SMEG kitchen appliances, Lusso stone sanitaryware & Guzzini Fontana wardrobes.

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

Communal outdoor spaces include both the private mews garden and the Oak Hill Park Estate grounds. The Oak Hill Park Mews is only 0.3 of a mile from the shops, restaurants and cafes of Hampstead High Street and a short walk from Hampstead Heath. Tube (Hampstead, Finchley Road and West Hampstead), and other transportation links, are all located within easy walking distance.

ACCOMMODATION AND AMENITIES:

ENTRANCE HALL WITH STORAGE CUPBOARDS, 33' RECEPTION ROOM WITH BESPOKE FITTED OPEN PLAN KITCHEN, STUDY, GUEST CLOAKROOM, UTILITY ROOM, PRINCIPAL SUITE COMPRISING BEDROOM, BATHROOM AND DRESSING AREA, SECOND BEDROOM SUITE WITH ENSUITE DRESSING ROOM AND BATHROOM, 2 FURTHER BEDROOMS, 1 FURTHER BATHROOM, PAVED PATIO AREA LEADING UP TO PRIVATE 43' WEST FACING GARDEN.

ASKING PRICE: £3,800,000 FREEHOLD



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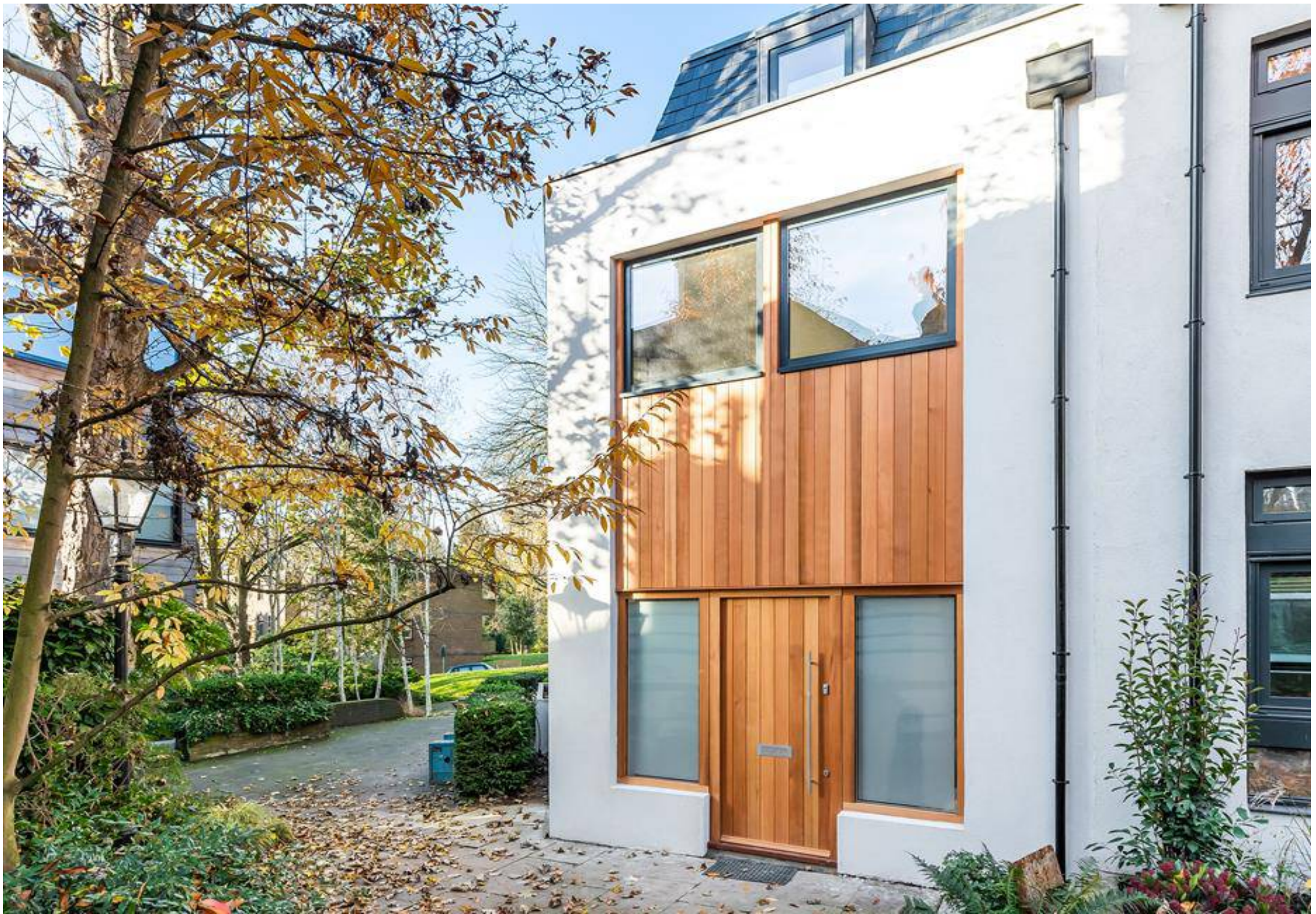
EPC RATING: C



















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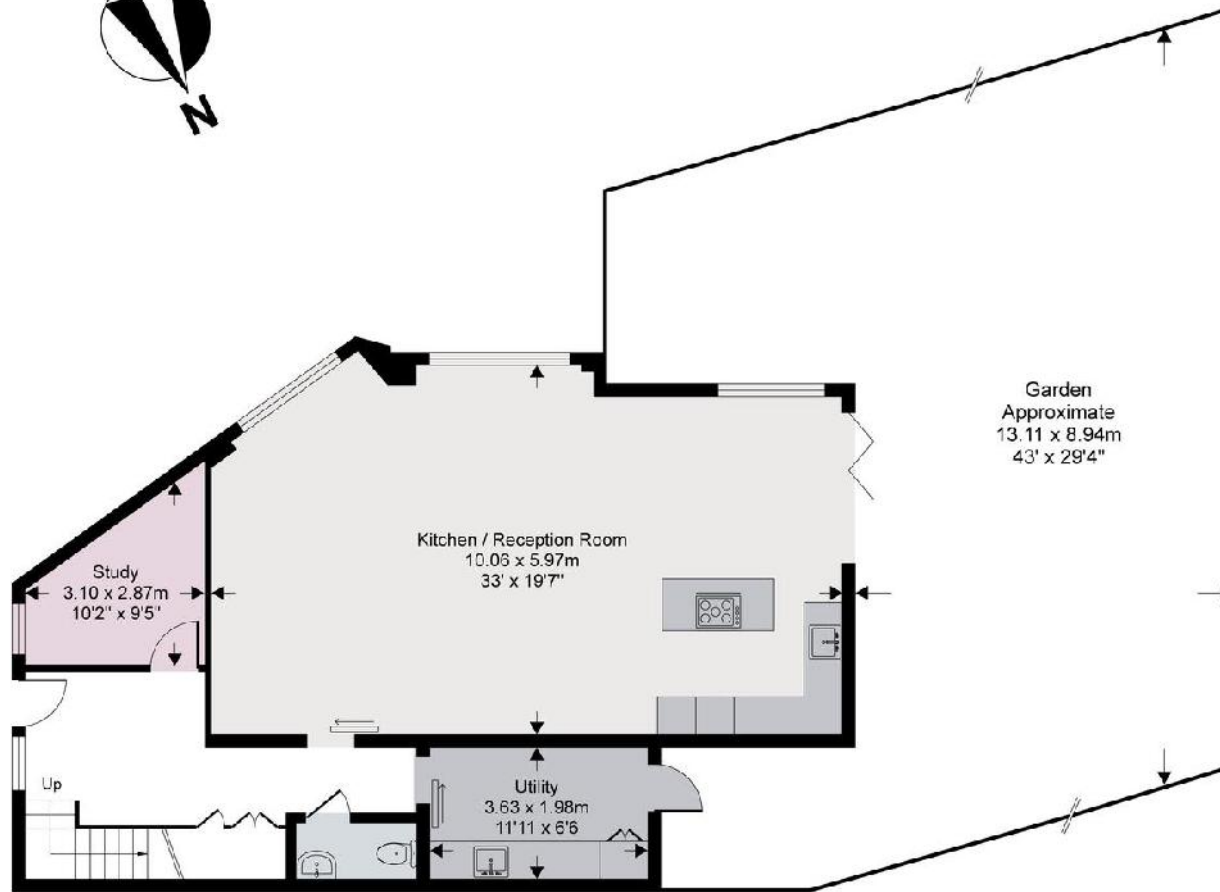
Approximate Area = 2218 sq ft / 206 sq m

Limited Use Area(s) = 39 sq ft / 4 sq m

Total = 2257 sq ft / 210 sq m

For identification only - Not to scale

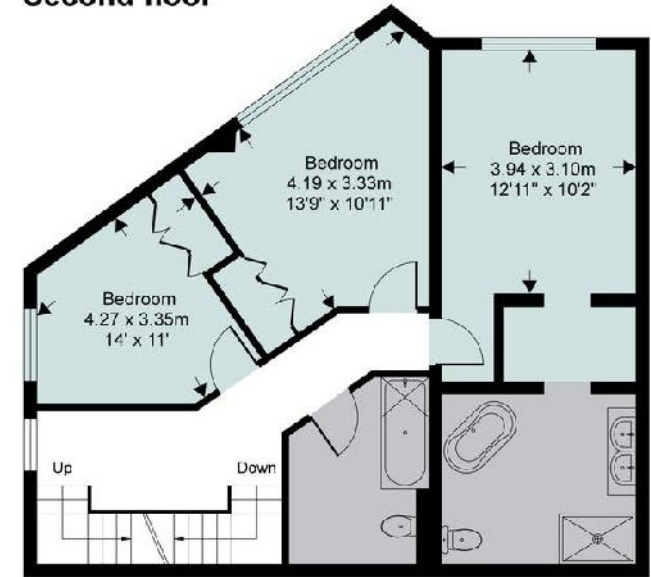
Denotes restricted head height



Ground floor



Second floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 782976