



**ELM WALK, HAMPSTEAD, LONDON NW3**

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A well presented 2 floor detached house offered in good decorative condition. The property provides approximately 2,670 sq ft/ 248 sq m of accommodation in addition to which there is a large unconverted loft which could subject to any necessary consents provide additional accommodation. The house is located in a cul de sac off West Heath Road, within a moments walk of Hampstead Heath and a short distance from the shops and facilities of Hampstead Village.

## ACCOMMODATION AND AMENITIES:

ENTRANCE HALL, 3 RECEPTION ROOMS, KITCHEN, BREAKFAST ROOM, MAIN BEDROOM WITH DRESSING ROOM & ENSUITE BATHROOM, 3 FURTHER BEDROOMS, 1 FURTHER BATHROOM, GUEST WC, UTILITY ROOM, 2ND FLOOR LOFT, FRONT AND REAR GARDENS, DOUBLE WIDTH INTEGRAL GARAGE, OFF STREET PARKING FOR 2 CARS.

**GUIDE PRICE: £3,500,000 FREEHOLD**

SOLE SELLING AGENT







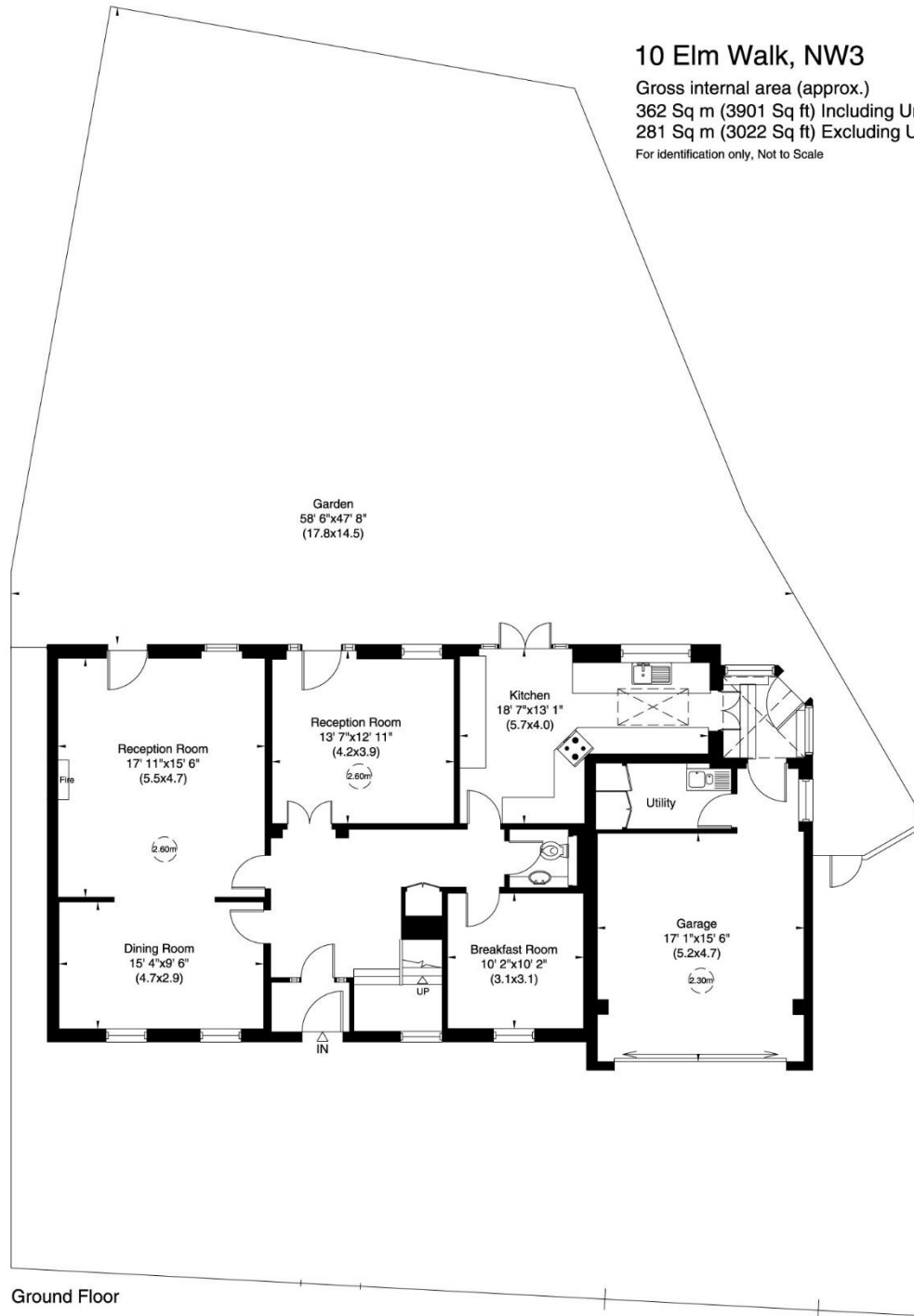




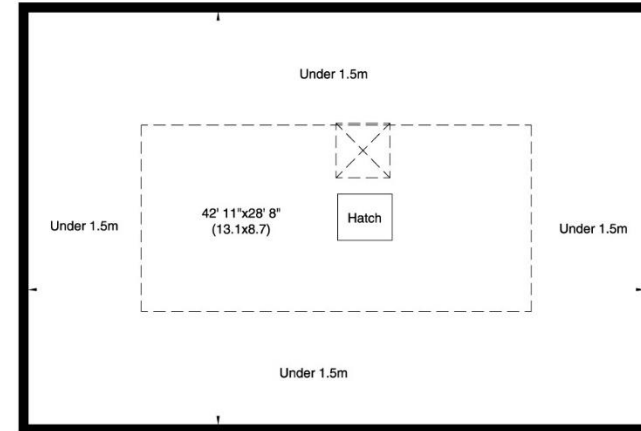


# 10 Elm Walk, NW3

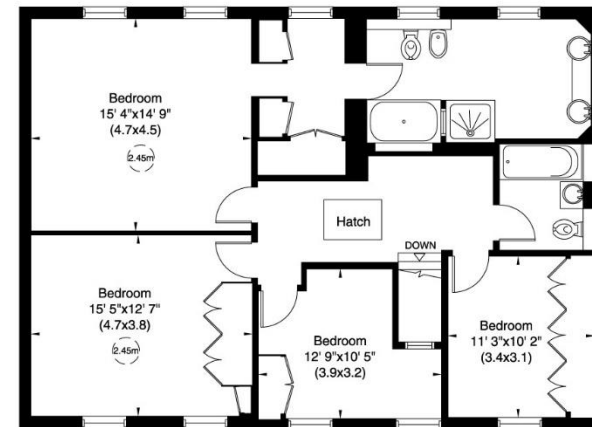
Gross internal area (approx.)  
362 Sq m (3901 Sq ft) Including Under 1.5m  
281 Sq m (3022 Sq ft) Excluding Under 1.5m  
For identification only, Not to Scale



Ground Floor



Loft



First Floor