



HEATH DRIVE, HAMPSTEAD, NW3

ARLINGTON
RESIDENTIAL

An impressive detached double fronted family home situated on one of Hampstead's premier roads. This imposing red brick house is set back from the road behind tall hedges with a gated carriage driveway. On the ground floor is a modern fully fitted integrated kitchen breakfast room with direct access to mature manicured gardens, separate utility room, reception room also with direct access to the garden, separate dining room, library/drawing room and a good size home office.

On the first floor is the principal bedroom with a separate dressing area which leads on to the ensuite bathroom, three further double bedrooms and two shower rooms both of which are ensuite. On the second floor, three bedrooms and a further bathroom and shower room which is ensuite.

The house also benefits from a garage, large loft rooms and the added benefit of a large cellar.

Photographs as previously furnished.

ASKING PRICE: £12,500,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: H

ARLINGTON

R E S I D E N T I A L

8 Wellington Road, St. John's Wood, London NW8 9SP
info@arlingtonresidential.com

+44 (0)20 7722 3322

arlingtonresidential.com

IMPORTANT NOTICE: These particulars are issued for guidance only. They are intended to give a fair overall description of the property and do not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.











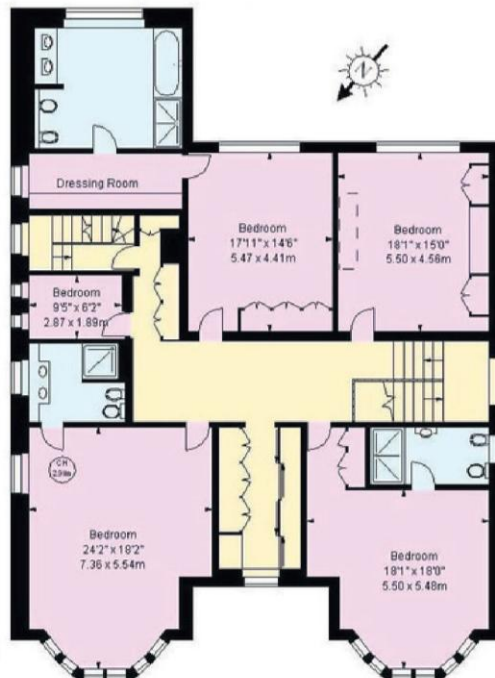




Ground Floor

**Approximate Gross Internal Floor Area
699.44 sq m/ 7529 sq ft**

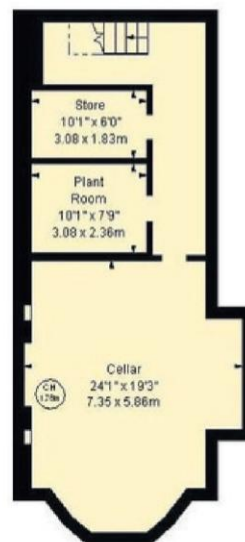
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Second Floor



Lower Ground Floor



Garden