

ARLINGTON

RESIDENTIAL



Birchwood Drive, Hampstead, NW3





A contemporary house in an award-winning gated development, providing approximately 2,673 sq ft / 248 sq m, located within a few hundred yards of Hampstead Heath and within a short distance of Hampstead Village. Arranged over three floors, the house benefits from a private garden, patio, garage and covered off street parking. There is additional off-street parking for guests.

The accommodation includes a generous and well proportioned reception and dining room on the first floor, which opens directly onto the patio with steps leading down to the garden, together with a separate kitchen. On the ground floor there are 2 adaptable rooms, currently arranged as a media room and a study. These could readily be used as a 4th & 5th bedroom if needed along with the shower room. The second floor houses the principal bedroom with en suite bathroom and fitted storage, together with two further bedrooms and a family bathroom.

Viewing is recommended to appreciate the layout and potential, as well as the property's exceptional location opposite Hampstead Heath.

GUIDE PRICE: £3,150,000

TENURE: FREEHOLD

COUNCIL TAX BAND: H

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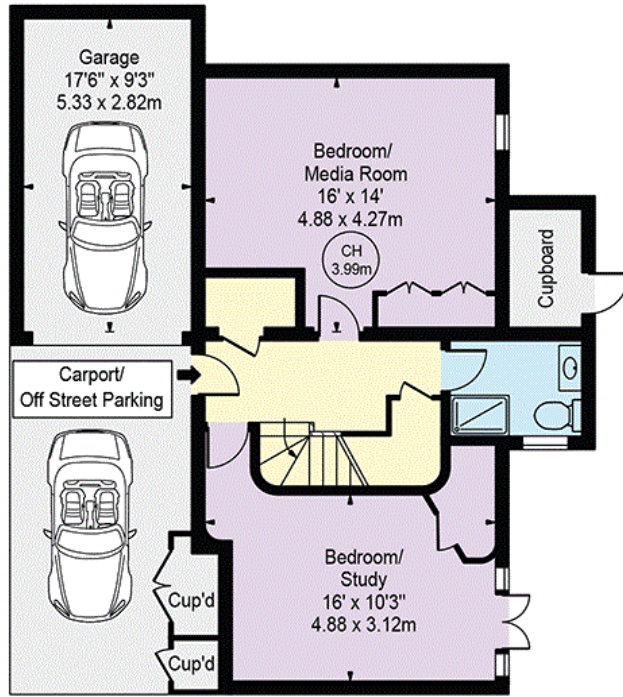




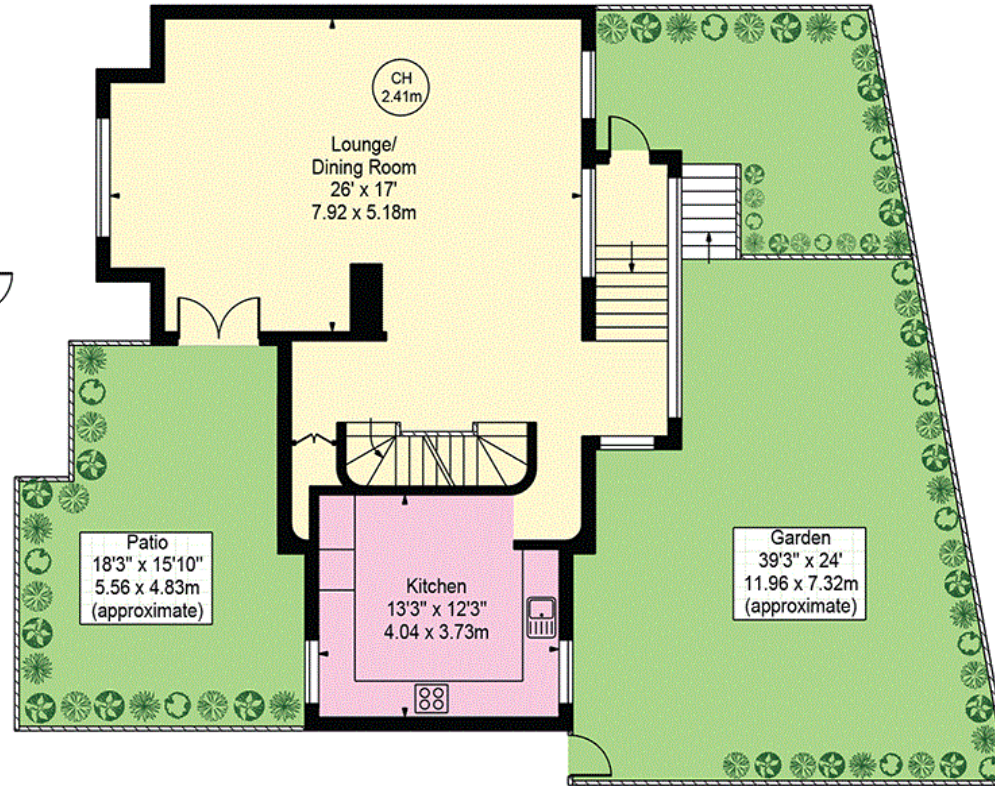


Birchwood Drive

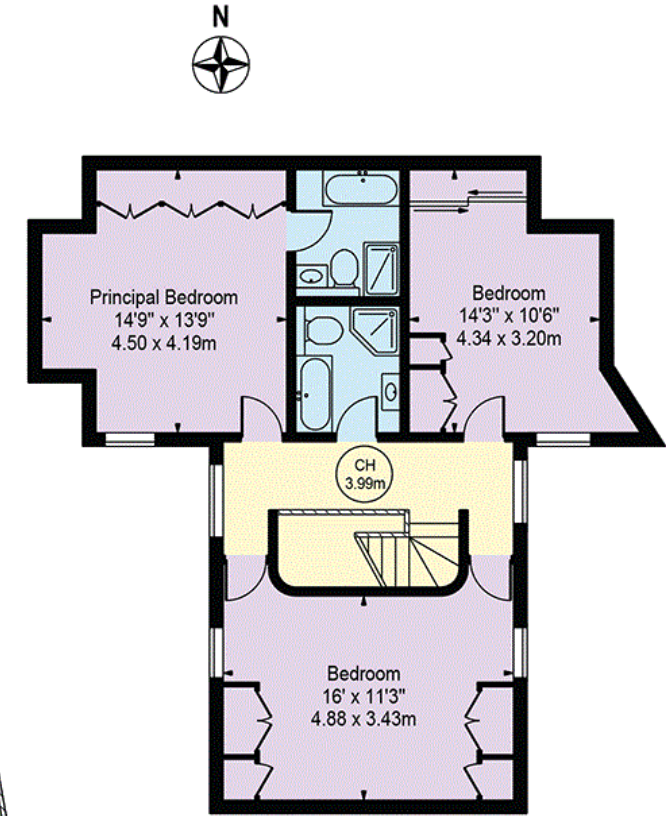
Approx. Gross Internal Area 2673 Sq Ft - 248.33 Sq M



Ground Floor
(707 Sq Ft - 65.68 Sq M)



First Floor
(812 Sq Ft - 75.44 Sq M)



Second Floor
(739 Sq Ft - 68.66 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.