



BRANCH HILL

NW3



# A 5 BEDROOM HOUSE IN BRANCH HILL NW3

A five bedroom Victorian house located in an iconic position in  
Hampstead Village. Set across five floors and measuring  
approximately 2,469 sq ft



5



3



2

EPC

D

Local Authority: Camden

Council Tax band: F

Tenure: Freehold

Asking Price - £4,750,000





The house has been refurbished to an immaculate standard throughout with bathrooms from CP Hart and a kitchen by Tom Howley. On the raised ground floor there is a double reception room with access to a walled garden, as well as a guest WC and on the lower ground floor there is a sizeable kitchen/family room with Sub Zero and Wolf appliances.

The first floor houses a large principal bedroom which leads to a superb dressing room and en suite bathroom. There are three bedrooms on the second floor, one with an en suite bathroom and also there is a family bathroom. On the top floor there is a superb fifth bedroom which could also be used as a home office.

Branch Hill is conveniently located in the Village, walking distance to Hampstead High Street, Hampstead Underground Station (Northern Line) and the Heath.



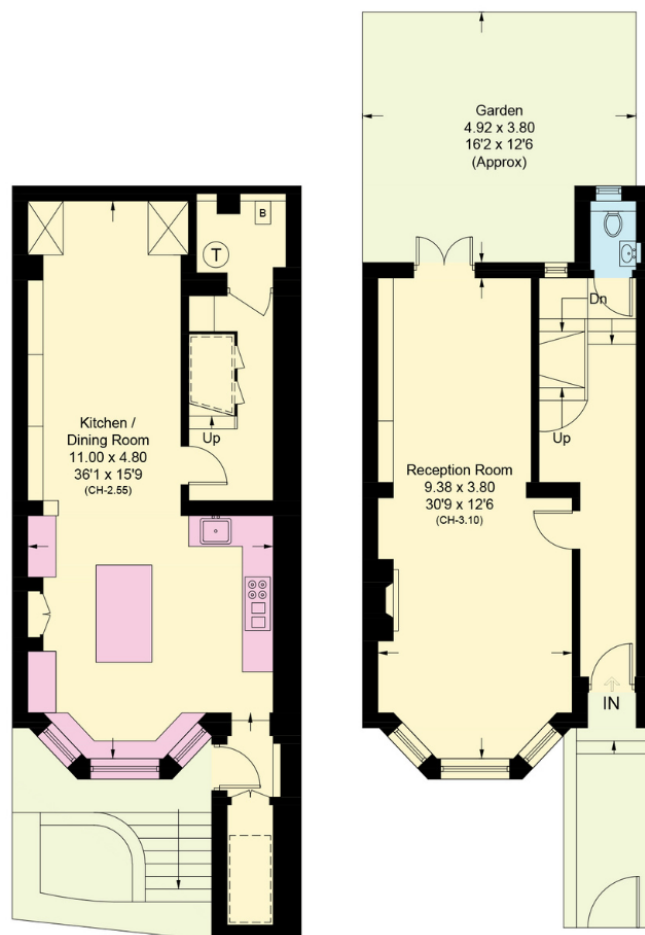








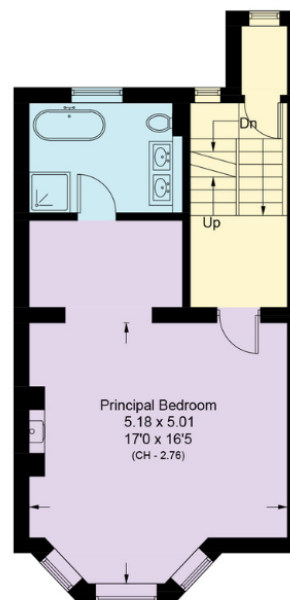




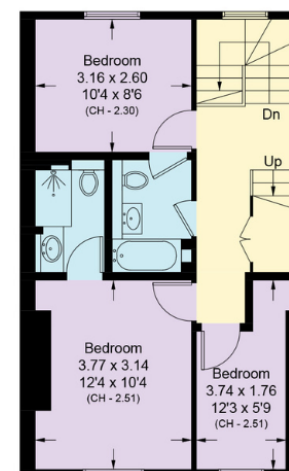
**Lower Ground Floor**  
Approximate Area = 54.7 sq m / 589 sq ft  
Including Limited Use Area (2.9 sq m / 31 sq ft)

**Raised Ground Floor**  
Approximate Area = 46.4 sq m / 499 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)

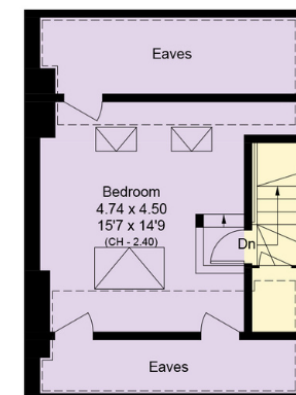
□ = Reduce head height below 1.5m



**First Floor**  
Approximate Area = 46.8 sq m / 504 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)



**Second Floor**  
Approximate Area = 44.4 sq m / 478 sq ft



**Third Floor**  
Approximate Area = 37.1 sq m / 399 sq ft  
Including Limited Use Area (20.3 sq m / 218 sq ft)

Approximate Gross Internal Area = 229 sq m / 2469 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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