



ROSSLYN HILL
Hampstead, NW3



A SEMI-DETACHED FAMILY HOME FOR SALE IN ROSSLYN HILL NW3.

This fantastic home is securely located behind gates with off-street parking. The house has been largely rebuilt, retaining the original facade, by its current owners to a very high standard which blends



8 6 4 TBC

Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Freehold

Asking Price: £9,500,000



Set across five floors, the house comprises of approximately 4,293 sq ft.

On the raised ground floor there is a reception room with high ceilings and large windows as well as a high specification

kitchen and dining area and a guest cloakroom. On the first floor there is a sizeable principal suite with walk-in wardrobe and ensuite bathroom, a second bedroom with ensuite and a third bedroom as well as a utility room.







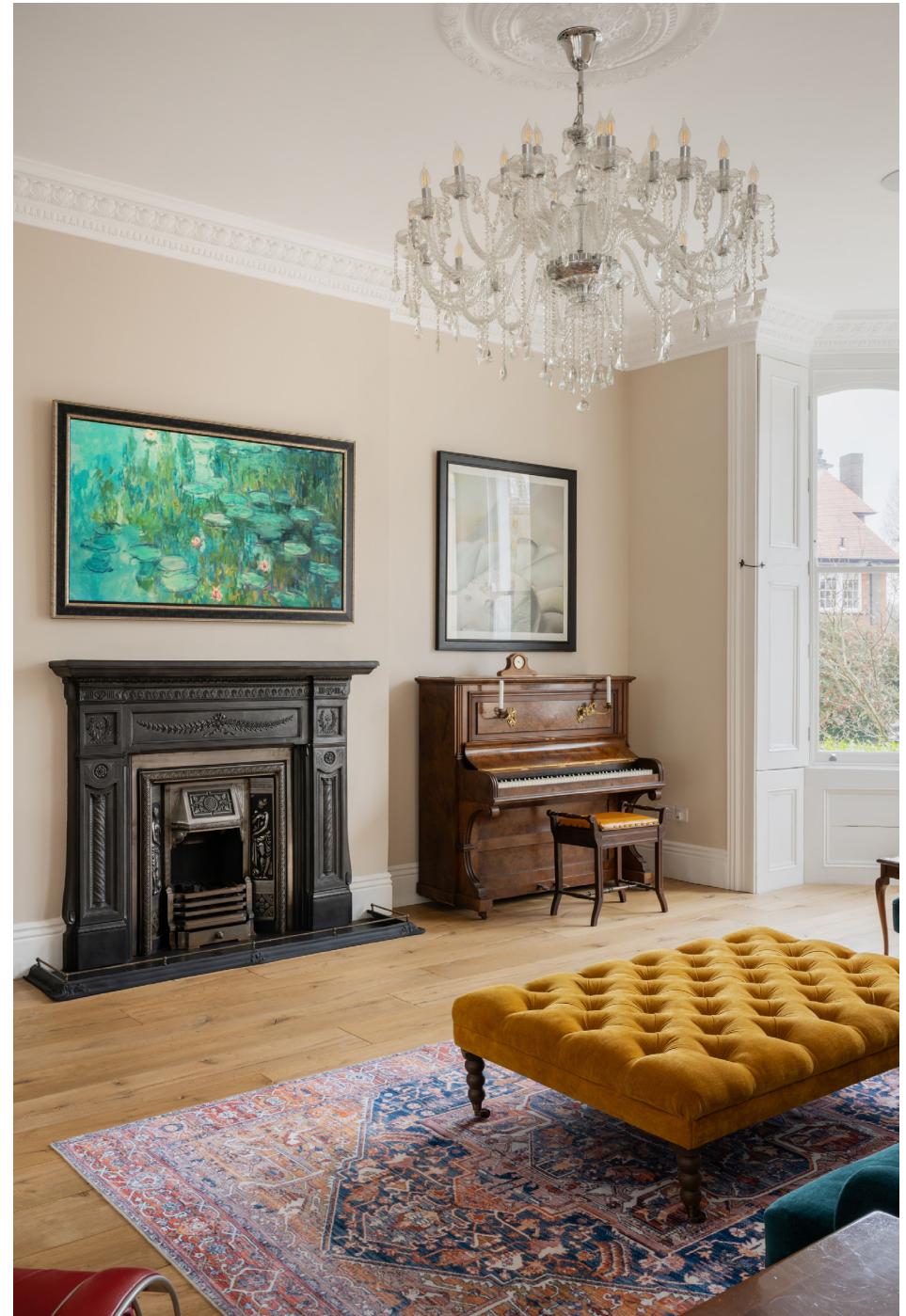
On the third floor there are four bedrooms and three bathrooms and then there is a fourth floor which offers access to a private roof terrace as well as excellent storage space. The lower ground floor level features a well-equipped gym, a guest bedroom, bathroom, a home office and a living room with cinema projector.

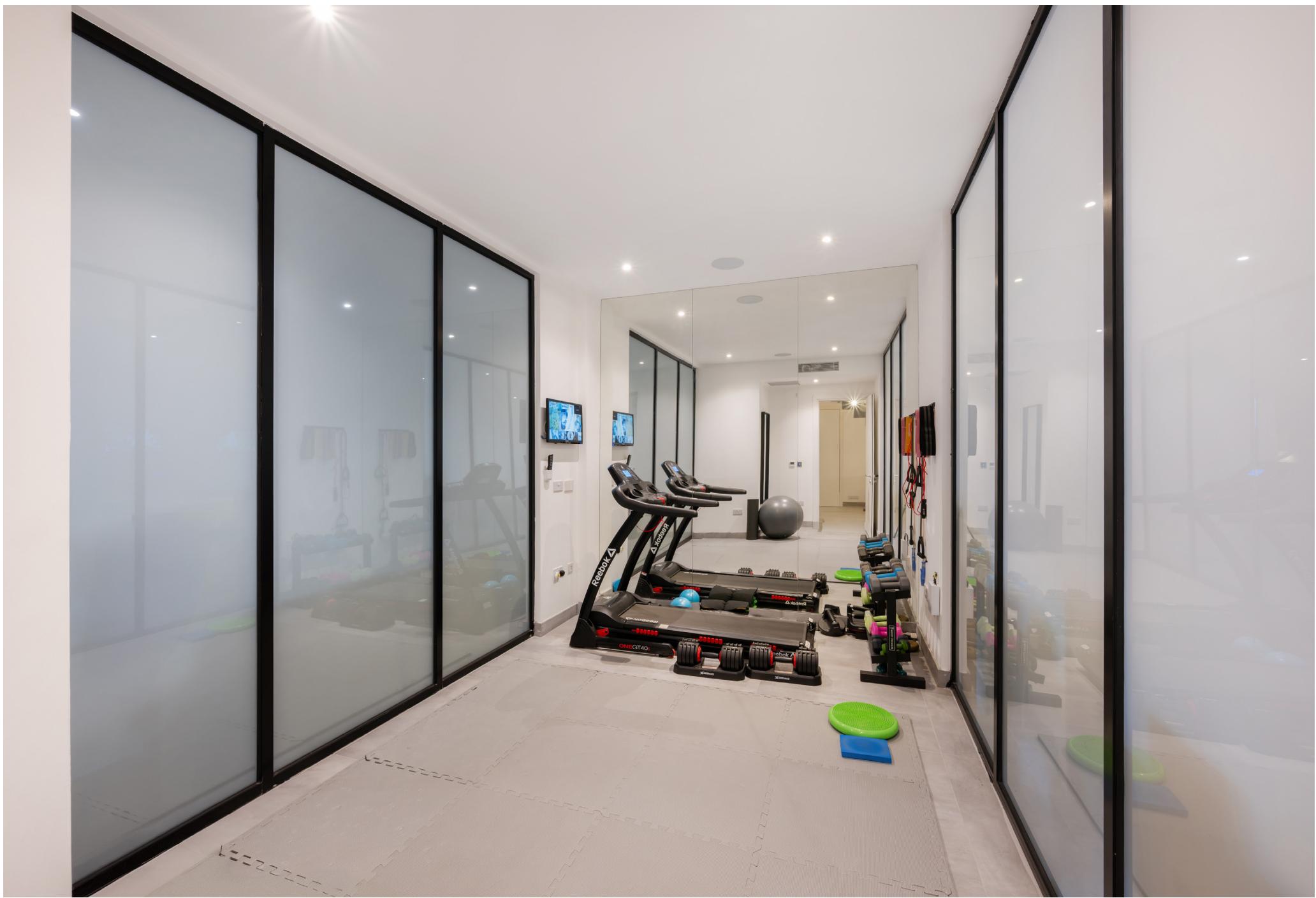
This space is extremely versatile and would also be perfect for guests. To the rear is a fully landscaped and private garden.



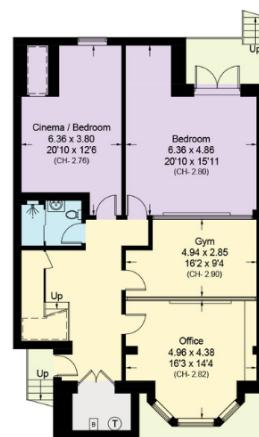
LOCATION

Rosslyn Hill is ideally located close to all of the amenities of Hampstead Village as well as Hampstead Heath and Hampstead Underground Station (Northern Line).

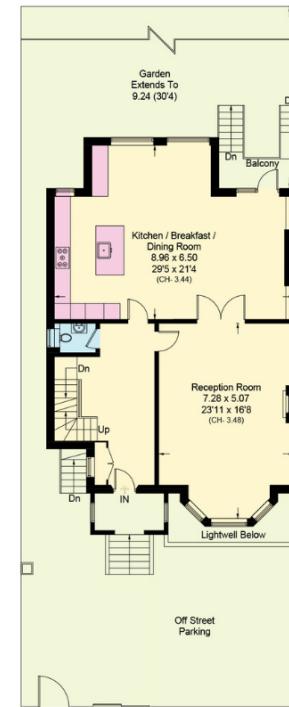




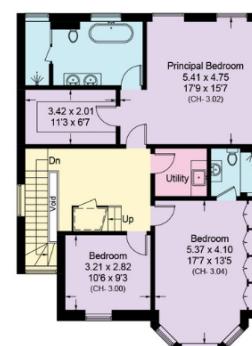




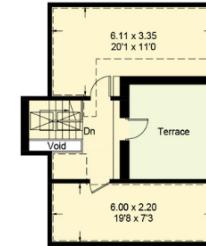
Lower Ground Floor
Approximate Area = 110.2 sq m / 1186 sq ft
Including Limited Use Area (3.1 sq m / 33 sq ft)



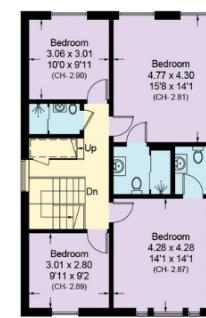
Raised Ground Floor
Approximate Area = 106.7 sq m / 1148 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



First Floor
Approximate Area = 96.0 sq m / 1043 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft) & Excluding Void



Third Floor
Approximate Area = 40.3 sq m / 434 sq ft
(Excluding Void)
Including Limited Use Area (29.5 sq m / 317 sq ft)



Second Floor
Approximate Area = 81.5 sq m / 877 sq ft
Including Limited Use Area (1.5 sq m / 14 sq ft)

Approximate Gross Internal Area = 435 sq m / 4,688 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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