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## Nassington Road Hampstead NW3

On the market for the first time in over thirty years and within 150 meters of Hampstead Heath, is this characterful late Victorian 6/7 bedroom house of some 4,046 sq ft which has been extended both on the ground floor and into the attic to provide an excellent balance of bedrooms and reception rooms.

The present vendors have retained numerous period features throughout which adds to the charm of this lovely family home. Whereas they have maintained it well over the years, the house would now benefit from updating throughout.

The ground floor provides a welcoming entrance hallway, guest W.C, a bright south facing front reception room, a formal dining room opening up to a rear semi-conservatory family room which leads on to the garden as well as a study, kitchen and utility room.

The first floor offers a large principal bedroom with en-suite bathroom, a further double bedroom with an adjoining study/bedroom which can convert to a bathroom. The second floor enjoys three further double bedrooms, a family bathroom and a shower room, with a spiral staircase leading up to a generous bedroom/studio.

The lower ground has a large, naturally illuminated room, which could easily be turned into a cinema room/gym, plus a wine cellar and boiler room.

Nassington Road is located within the enclave of Parliament Hill right on Hampstead Heath, and is situated close to all the excellent shops, cafes and restaurants of South End Green and Hampstead Heath overground station.

**Guide Price £5,400,000**

**SOLE AGENT**

**Freehold**







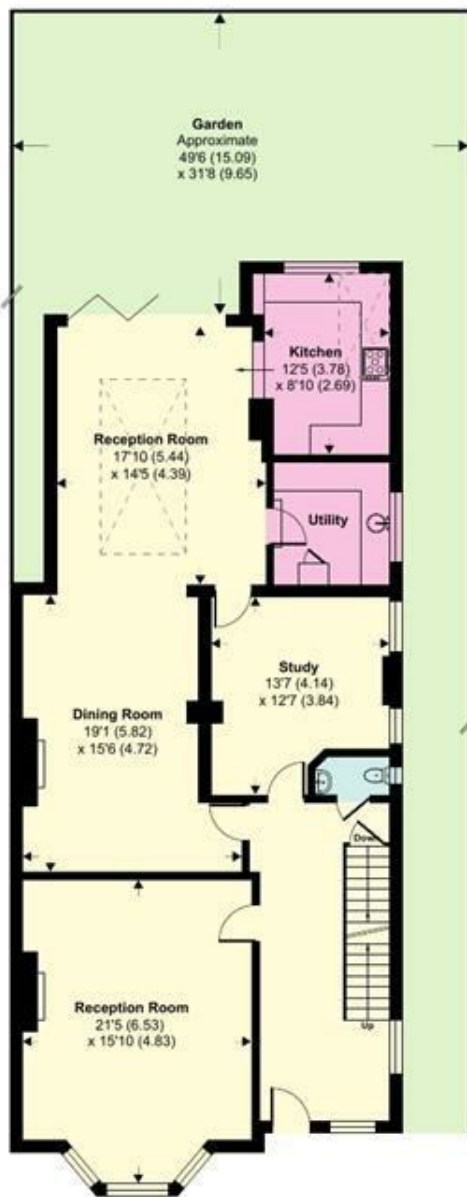




# Nassington Road, Hampstead, NW3

Approximate Area = 4046 sq ft / 375.8 sq m (excludes store)

For identification only - Not to scale

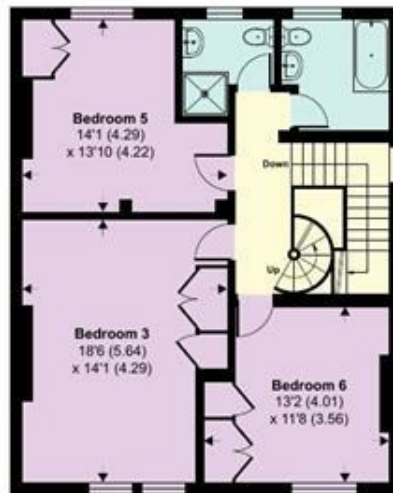


GROUND FLOOR

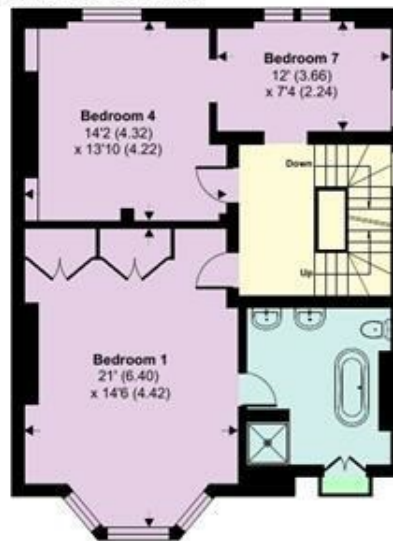


BASEMENT

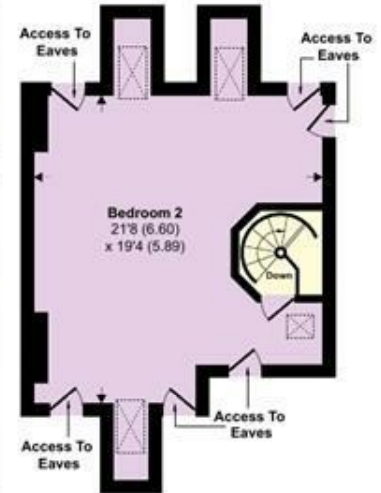
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for TK (Hampstead) Ltd. REF: 1070748