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Wellgarth Road Hampstead Garden Suburb NW11

Located within a noted and exclusive gated domain on one of the most popular and accessible roads leading into Hampstead Garden Suburb, is this discretely positioned and striking six/seven bedroom semi-detached house, which offers over 6,500 sq ft of beautifully appointed and surprisingly lateral accommodation arranged over four floors, with the benefit of off street parking for two cars, a double garage and a southwest facing rear lawned garden.

The ground floor provides an entrance vestibule and hallway, with guest WC and cloak storage, a formal reception room, study and a vast 46' x 24'6 open plan family/kitchen/dining room running across the back of the house with direct access to the garden.

The first floor offers a generous principal suite with two ensuite bathrooms & two ensuite dressing rooms and two further bedrooms both with ensuite bathrooms (one enjoys a dressing area). The second floor also offers three further bedrooms with ensuite bathrooms as well as a studio/gym with a large roof terrace which boasts far reaching views.

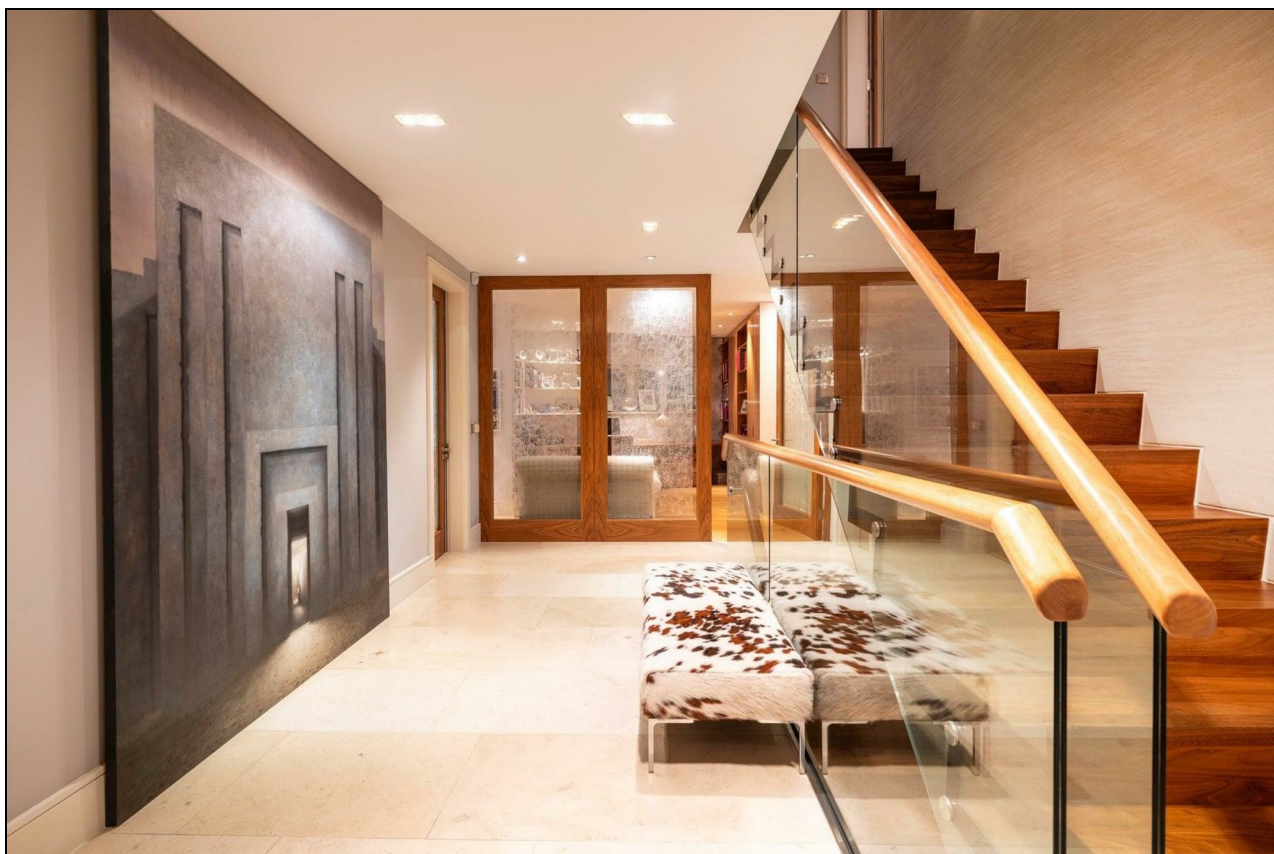
The fun begins on the lower ground floor where you will find a dedicated home leisure area comprising an open plan games room, bar and home cinema. There is also a staff studio with kitchenette and ensuite bathroom, a utility room and a second guest WC.

The beautiful open spaces of Golders Hill Park and the Heath Extension are located at either end of the road, as well as easy access to numerous high quality private schools (including King Alfred's School, just around the corner) and public transport.

Offers in excess of £7,000,000

SOLE AGENT

Freehold

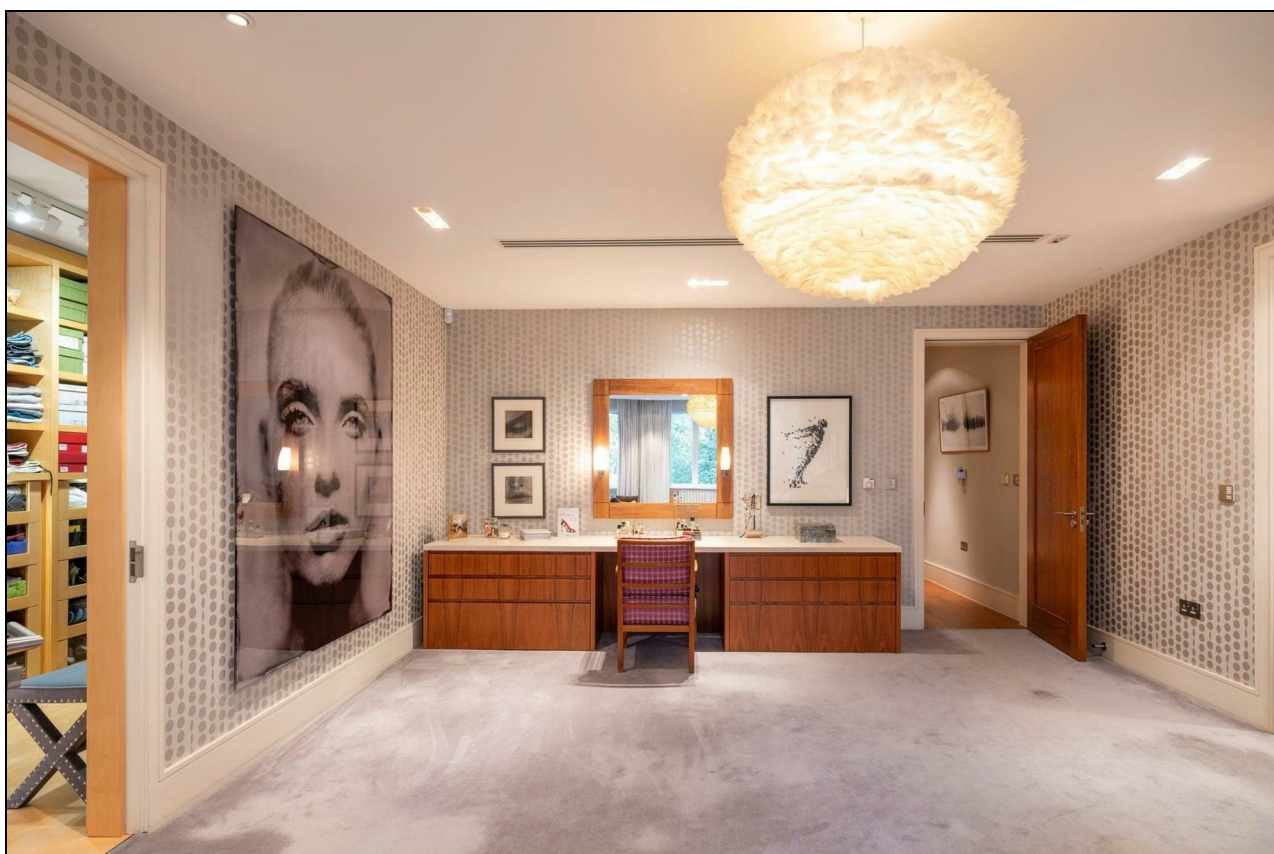
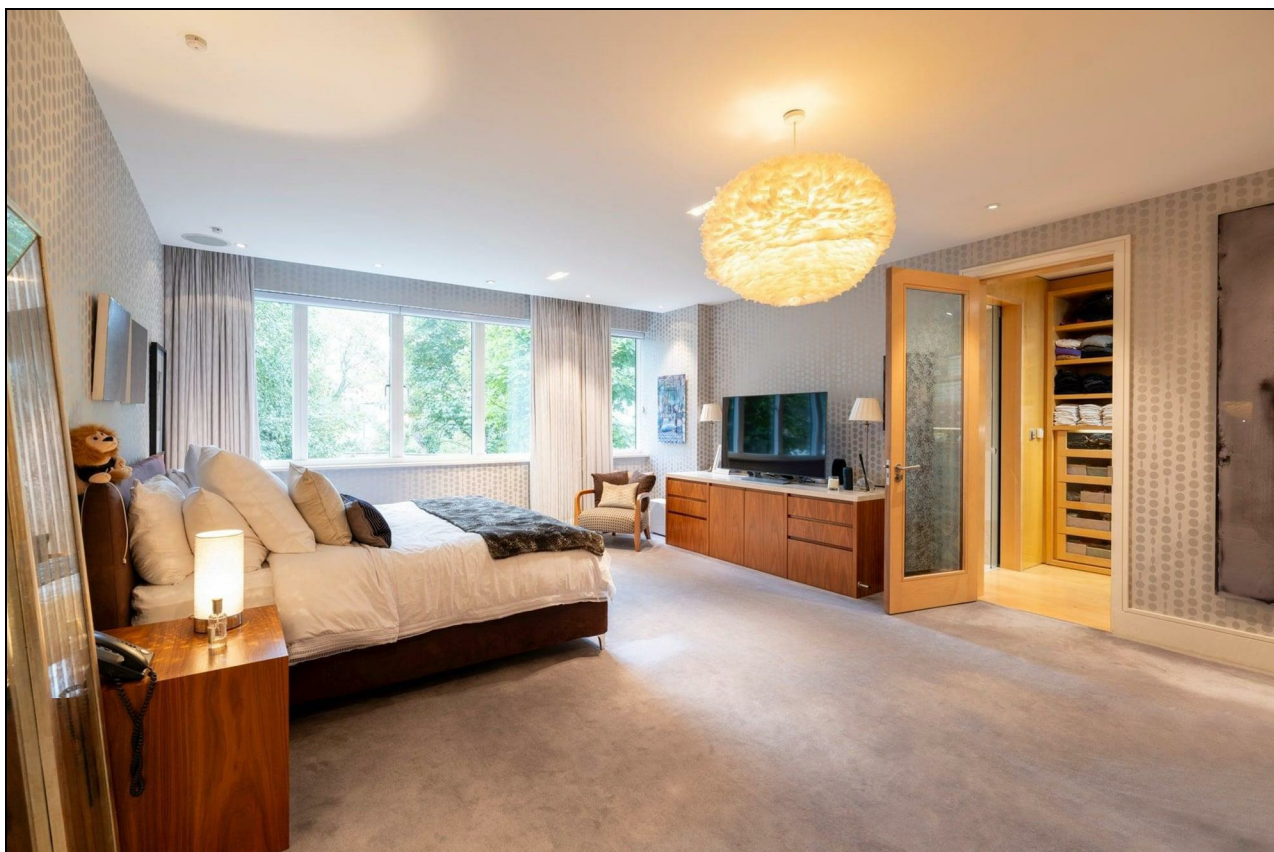


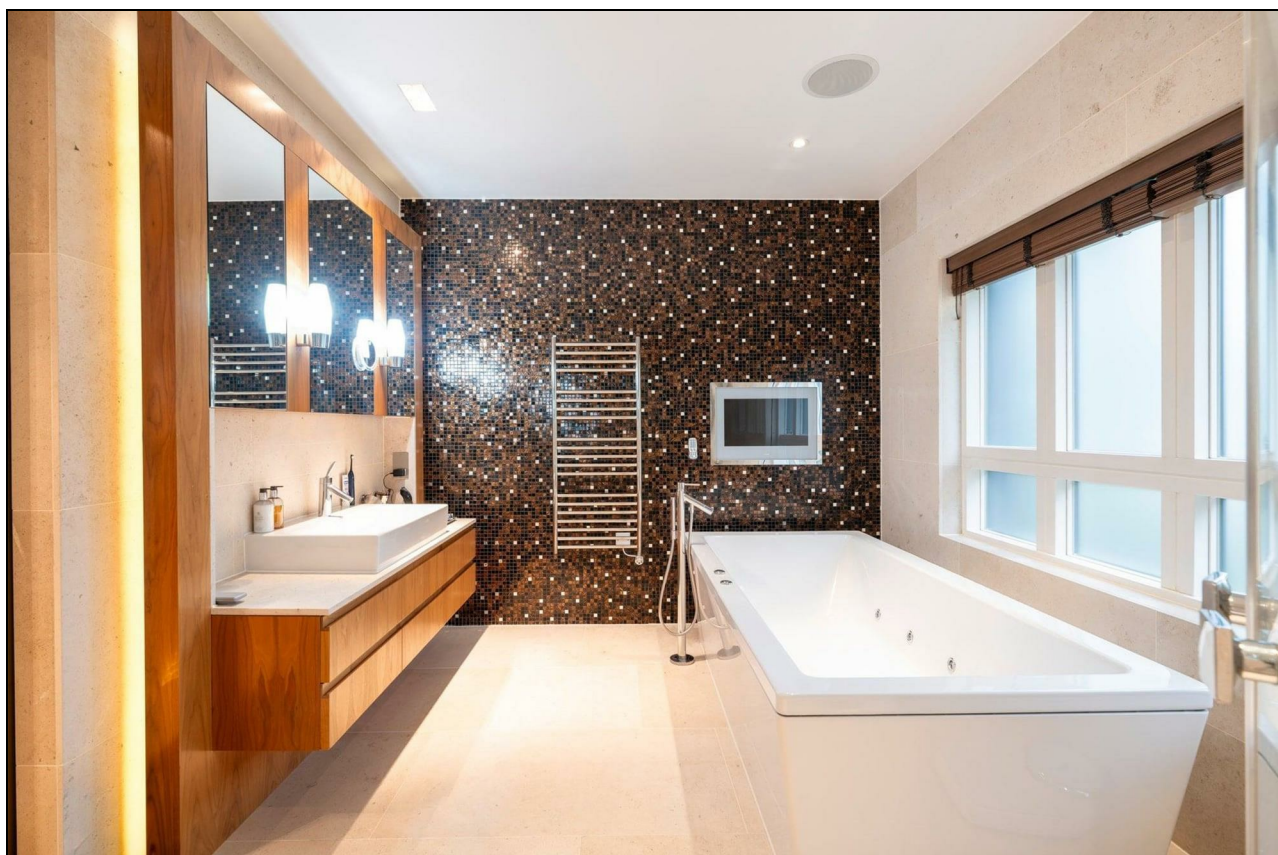


















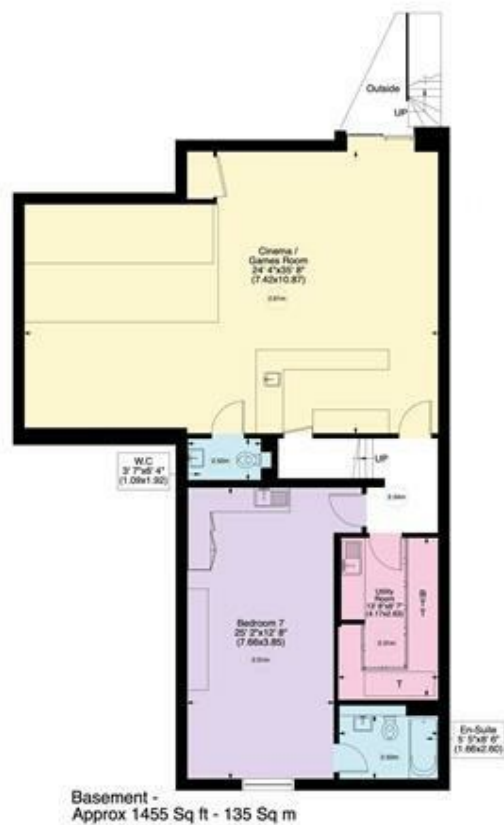




Wellgarth Road NW11

Gross internal area (approx.)
6962 Sq ft (647 Sq m) Including Under 1.5 and Garage
6527 Sq ft (606 Sq m) Excluding Under 1.5 and Garage

Site Area (approx.)
Acre 0.13 Hectares 0.053
For identification only, Not to Scale
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Not to Scale, for guidance only and must not be relied upon as a statement to fact.
All measurements areas are approximate only
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).