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Est. 1998

Spaniards End

Hampstead

NW3

On the market for the first time since 1987, an incredibly rare opportunity to purchase a very lateral 1960's built contemporary five-bedroom house of some 4,308 sq ft which primarily has 80% of the accommodation arranged over one floor only and is discretely situated on a beautifully mature plot of over a quarter of an acre. This unusual home is set back from the road with off street parking for two/three cars as well as a large double width garage. The house has been meticulously maintained by the present owners but could now benefit from some level of updating.

The ground floor offers an entrance lobby opening to the left on to a striking, light drenched, split level 28'x 22' reception room with dual aspects front and back with sliding doors leading on to the rear terrace garden. This room leads directly through to the dining room and then into the kitchen and breakfast room.

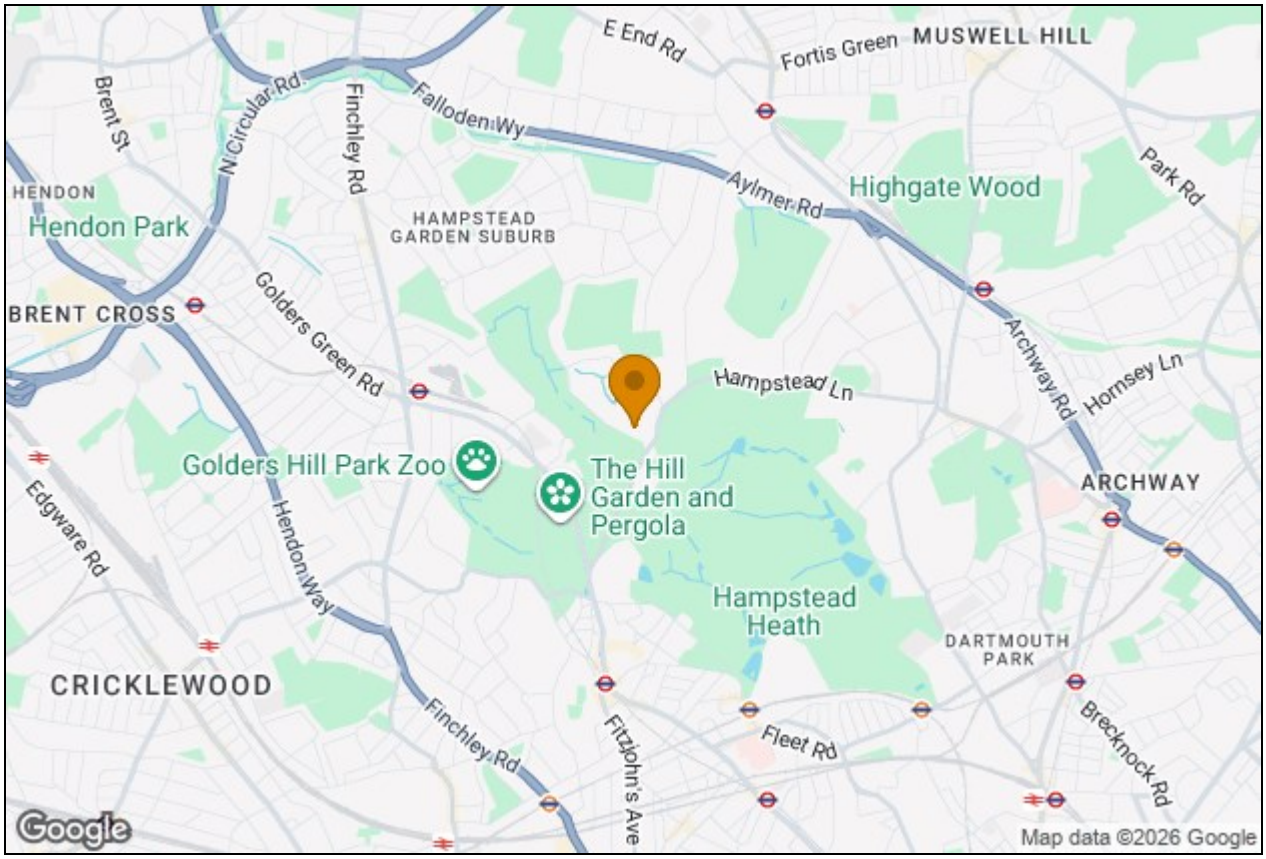
To the right of the entrance lobby is a study/office, guest WC, the master bedroom suite including a large en-suite bathroom and then a separate wing that provides four further bedrooms (two with en-suite bathrooms) and a family bathroom.

A spiral staircase leads down to what is presently a gym but could easily be used, as originally planned, as a 25'x22' family TV room with direct access on to a lower lawned garden.

Spaniards End is an exclusive and secluded cul-de-sac which is located just off of Spaniards Road which abuts the Heath and enjoys an eclectic mix of both Georgian and important 1960's retro architecture all enjoying sizeable plots.

£6,950,000 **JOINT SOLE AGENT** **Freehold**

VECTRA
VECTRA


E End Rd
Fortis Green
MUSWELL HILL
Brent St
N Circular Rd
Finchley Rd
Falloden Wy
Aylmer Rd
Highgate Wood
Park Rd
HENDON
Hendon Park
HAMPSTEAD GARDEN SUBURB
BRENT CROSS
Golders Green Rd
Hampstead Ln
Archway Rd
Hornsey Ln
Golders Hill Park Zoo
The Hill Garden and Pergola
ARCHWAY
Edgware Rd
Hendon Way
Hampstead Heath
DARTMOUTH PARK
CRICKLEWOOD
Finchley Rd
Fitzjohn's Ave
Fleet Rd
Brecknock Rd
Google
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Spaniards End NW3

Gross internal area (approx.)
400 Sq m (4308 Sq ft) Including Store, Plant Room
389 Sq m (4189 Sq ft) Excluding Store, Plant Room
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).

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Gross internal area (approx.)
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Lower Ground Floor

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Spaniards End NW3

Acre 0.27 (approx.)

For identification only, Not to Scale

Lower Garden

Approximately

64' 2"x48' 5"

(19.56x14.77)

Upper Garden

Approximately

46' 5"x51' 5"

(14.15x15.68)

Drive

Approximately

39' 5" x 32' 9"

(12.01 x 9.99)

Front Garden

Approximately

47' 8"x62' 4"

(14.52x19.00)

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