

WAYNE & SILVER



5a Templewood Avenue

, Hampstead, NW3 7UY

Asking Price £4,900,000

Located on one of Hampstead's most sought after tree lined roads and occupying a secluded 0.296 acre site. A rare opportunity to design and build your own home (or update the current property) subject to obtaining the necessary consents.

The current detached residence extends to 2,877sqft with accommodation arranged over two floors.

Ground floor: Entrance hall leads to three bedrooms, family bathroom, guest w.c and dining room. The dining room in turn leads through to the kitchen and spacious double aspect reception room that in turns opens to the study. On the

First floor: Master bedroom with en suite bathroom and shower room and externally the garden house provides an outdoor escape nestled between the mature gardens

The house is located within close proximity of the boutiques and eateries of Hampstead High Street, Hampstead Underground Station (Northern Line) and the green open spaces of Hampstead Heath.

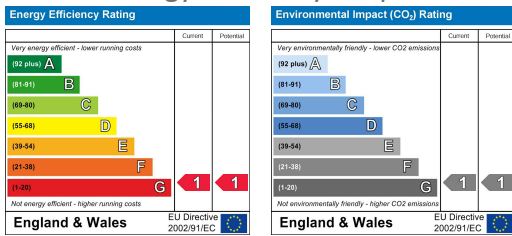
Viewing

Please contact our Hampstead Sales Office on 020 7431 4488 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Graph

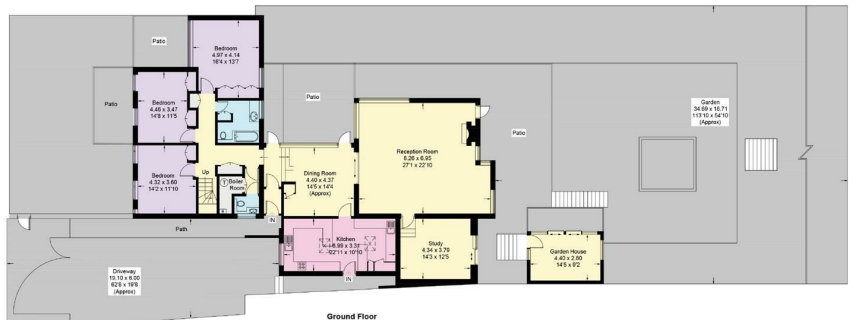


Floor Plan

Templewood Avenue, NW3
 Approximate Gross Internal Area = 251.7 sq m / 2709 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 2.8 sq m / 30 sq ft
 Garden House = 12.8 sq m / 138 sq ft
 Total = 267.3 sq m / 2877 sq ft



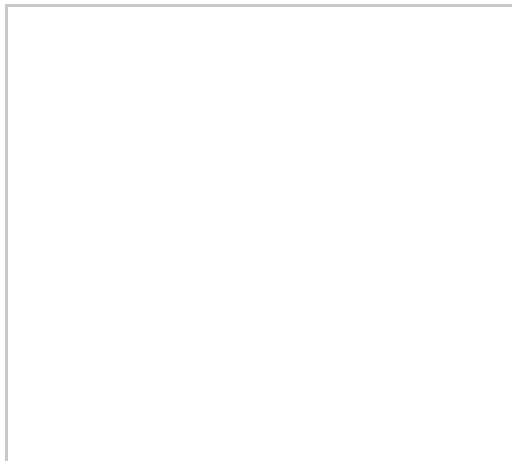
First Floor



Ground Floor

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. (ID348015)

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.