



Church Mount, Hampstead Garden Suburb, N2

Freehold

£5,395,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

telephone 020 8458 5000 facsimile 020 8209 2068

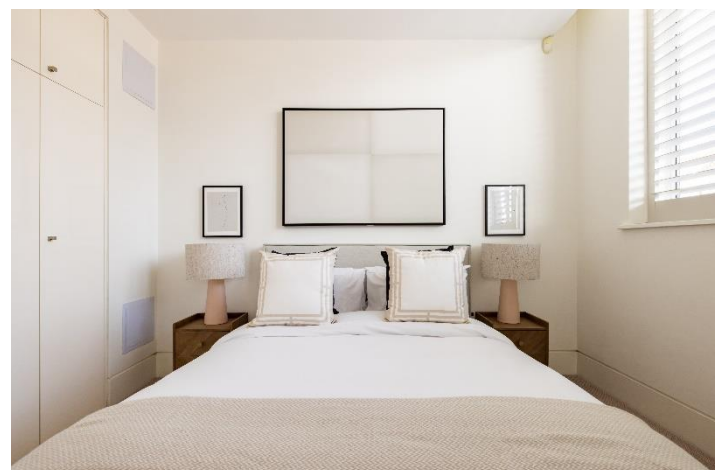
email sales@litchfields.com web litchfields.com

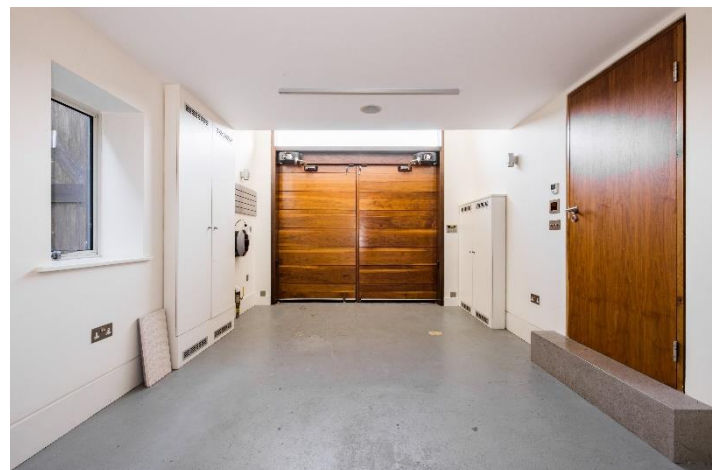
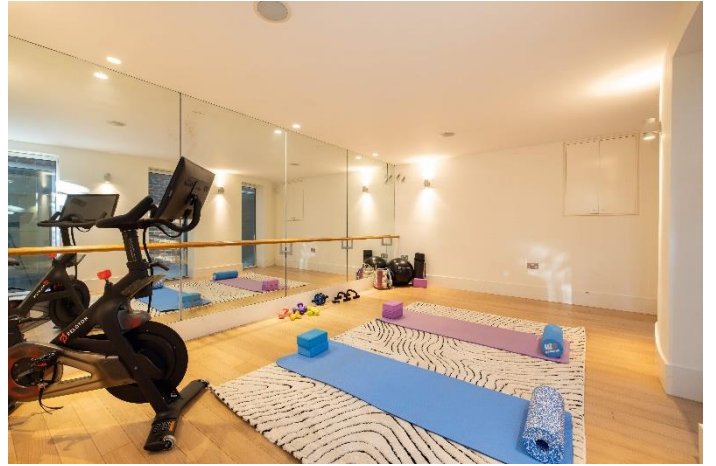
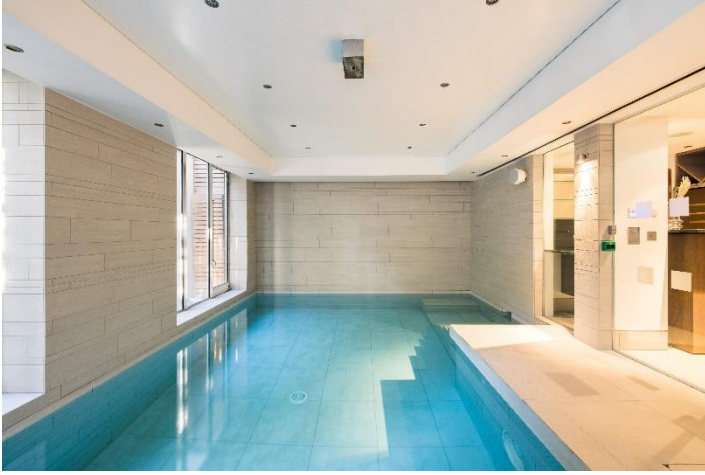
offices also in crouch end & highgate

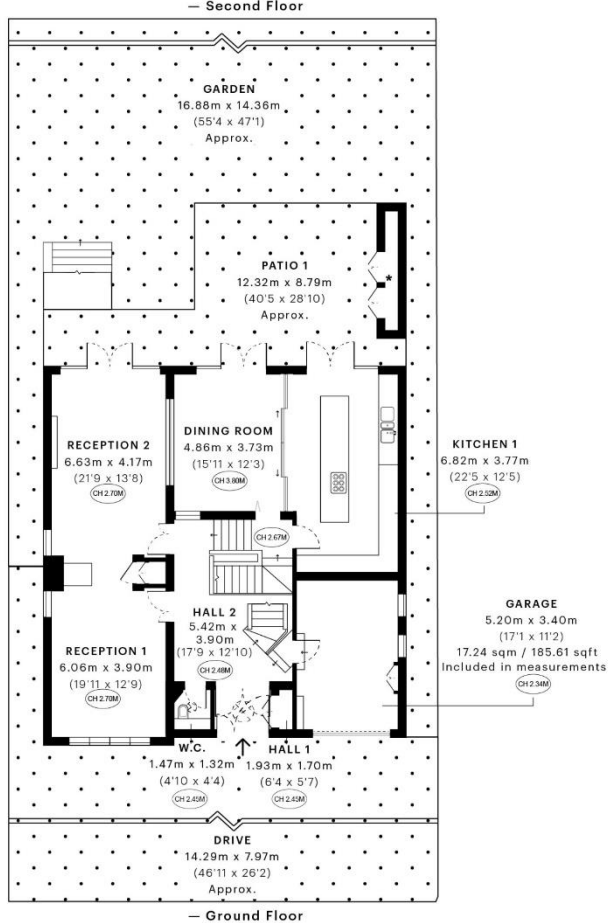
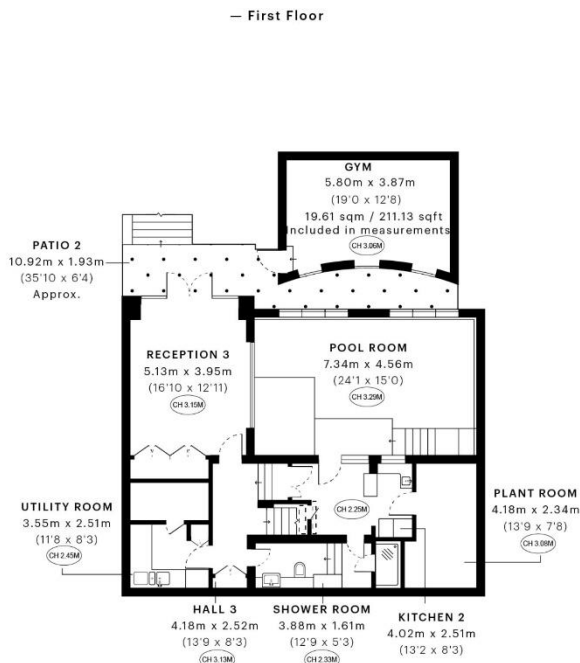
Situated in a desirable turning on the south side of Hampstead Garden Suburb located on a quiet residential street within close proximity to both Highgate and Hampstead Golf Courses. The nearby playing fields with tennis courts and the open green spaces of Hampstead Heath. The house has fabulous accommodation with 6 bedrooms, 5 bathrooms and large open-plan kitchen area, reception room and separate dining room. Featuring a grand entrance with an impressive feature floating staircase with a large reception area overlooking the garden. Viewing of this fine home is highly recommended.

Interior designed | Newly renovated | 3 Reception areas | Swimming pool | Gym | Large driveway | Leisure Complex | Private garden | Garage | Main bedroom with walk-in wardrobe and en-suite | EPC=C









GROSS INTERNAL AREA (GIA)
The footprint of the property
481.92 sqm / 5187.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
397.27 sqm / 4276.18 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
20.20 sqm / 217.43 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
13.28 sqm / 142.94 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 471.04 sqm / 5078.91 sqft
IPMS 3C RESIDENTIAL 441.44 sqm / 4751.92 sqft

SPEC ID 5636cc1cde06f1e0dbbd8a676

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.