



Eldon Grove, London NW3 5PT

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**WAYNE  
& SILVER**



# Eldon Grove, London NW3 5PT

A beautifully presented Edwardian home (approx 3,643 sq ft) which retains a number of period features as well as also including some contemporary aspects.

The property comprises of a large living room with a split level 32' double reception room, a conservatory TV room and eat in kitchen breakfast room and a large study on the half landing.

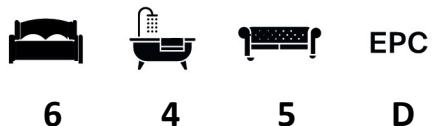
The master bedroom suite occupies the entire first floor which includes dressing room and en-suite bathroom, the upper two floors provide four further bedrooms and two bathrooms, as well as generous attic storage space.

To the rear is a well maintained garden providing a large deck and a low maintenance AstroTurf area (ideal for children to play on).

Further benefits include a self contained office/studio to the lower ground which includes WC/shower room and plant/boiler room.

Situated on a residential tree lined street, this property is conveniently located for access to the shops and amenities of Hampstead Village, Belsize Park and South End Green. For transport links Hampstead Underground (Northern Line) is approximately 700 metres away, Belsize Park Underground Station (Northern Line) is approximately 650 metres away and Hampstead Heath Overground Station is approximately 600 metres away.

Sole agents



**Guide price:** £4,495,000

**Tenure:** Freehold

**Service Charge:** Add text here

**Local Authority:**

**Council Tax Band:**

















Eldon Grove,  
Hampstead Village NW3



Approx Gross Internal Area 3643 Sq Ft - 338.45 Sq M  
Approx Floor Area Including Restricted Heights 3777 Sq Ft - 350.89 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No-40631

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to lease a property or be the basis of any sale or let.

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