



Parliament Hill, Hampstead, NW3

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Parliament Hill, Hampstead, NW3

An extraordinary Victorian home that offers panoramic views across London.

This gorgeous Victorian villa has been thoughtfully re configured by the existing owners to create balanced living space perfect for family occupation. The ceiling heights of this exceptional home are over 3 metres on both the ground and first floors.

The expansive entrance hall provides access to the guest w.c., dining room with fireplace and a large bay window to the front elevation, the spacious and southerly facing kitchen/dining living space with open fireplace that opens through to the dining room and with staircase that leads to the rear garden.

To the lower ground floor, (garden level) there is the utility room, laundry room, extensive storage and the family room that opens on to the south east facing garden.

The principal bedroom suite is positioned at the rear of the property on the first floor with dressing area, large en-suite bath and shower room and double doors leading to the decked terrace that is in excess of 21ft. There is an additional double bedroom with en-suite shower room, and an original hallway airing cupboard. The second floor boasts three large double bedrooms and a generous family bathroom.

The top floor of this incredible home offers one of the most magnificent views across London. From the Olympic Stadium in the east, across the City to the Battersea Power Station in the west, there are sliding glass doors onto the roof terrace. It has an open stone fireplace and is currently utilised as a home office and sitting room. However dependent on the family requirement the space offers great versatility and flexibility with an en-suite bathroom.



The mature south easterly facing garden that is in excess of 58ft long is a particular feature of this stunning home, and offers a peaceful oasis within striking distance of Hampstead Heath.

Parliament Hill is a picturesque residential street with direct access onto Hampstead Heath approx. 0.1 mile from this magnificent home.

In addition to being close to the green open spaces of the Heath, the house is within easy reach of South End Green and the well-established independent local shops, cafes, restaurants, pubs, bookshops, an M&S food hall, as well as being within easy reach on the Lido, playground and running track.

Hampstead Heath Overground station is very close by, (0.2mile) and the Underground stations of Hampstead (0.8mile) and Belsize Park (0.7mile) are also easily accessible

Sitting room/Dining area and kitchen | Formal dining room | Family room | Laundry room | Guest W.C. | Principal bedroom with en-suite bathroom and dressing area | Guest bedroom with en-suite shower room | Three additional spacious bedrooms | Family bathroom | Reception/bedroom with en-suite bathroom | South easterly facing garden | Residents parking CA-H
EPC Rating D

Terms

Tenure: Freehold

Council Tax: Band H

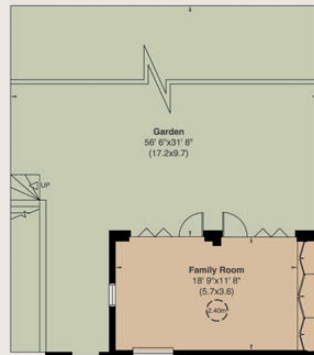
Local Authority: Camden

Guide Price: £7,500,000

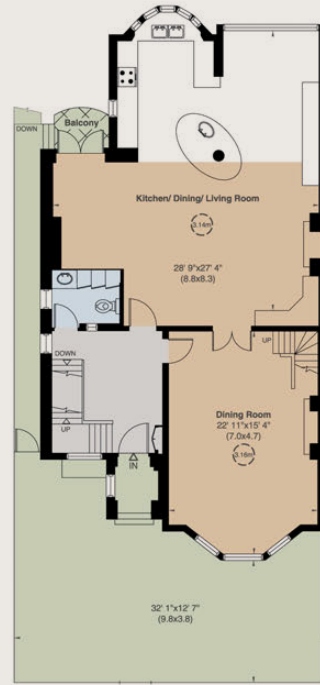








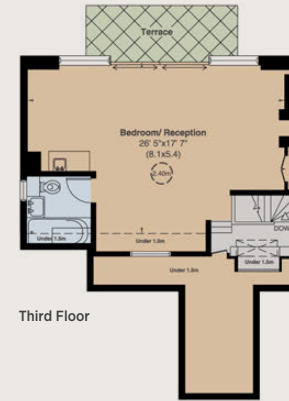
Lower Ground Floor



Upper Ground Floor



First Floor



Third Floor



Second Floor

Approx. Gross Internal Area
4449 sq ft (413 sq m) Including under 1.5m.
4215 sq ft (392 sq m) Excluding under 1.5m.



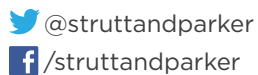
Hampstead

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