



WILDWOOD TERRACE
HAMPSTEAD HEATH NW3
£1,900,000

SOLE AGENT

An attractive end of terrace Victorian family house set in a semi-rural location directly opposite Hampstead Heath, towards the end of a private road.

In the same family ownership since 1957, the property provides 1,762 sq ft of accommodation over four floors and benefits from a stunning 65ft front garden which spans the entire terrace, together with a 20ft south facing rear patio with direct access on to Wildwood Grove.

This notable terrace forms part of a charming enclave known as North End which is adjacent to the heath.

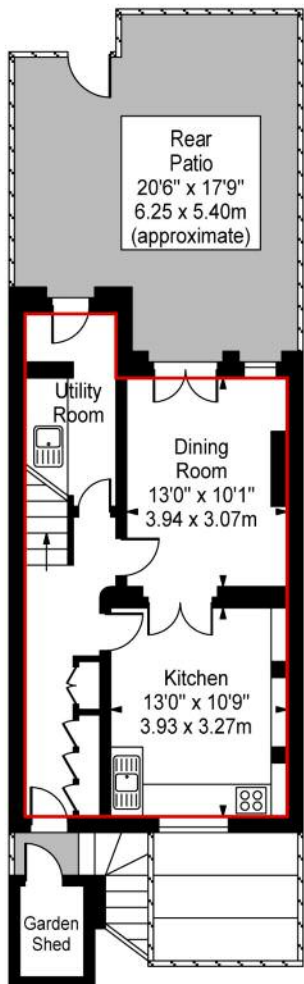
Properties of such provenance in such a picturesque setting rarely come to the current market.

3/4 Bedrooms – 2 Bathrooms (1 En Suite) – Shower Room – Double Reception Room – Dining Room – Kitchen – Utility Room – Guest WC – 64ft Front Garden & 20ft Rear Patio – Residents Parking

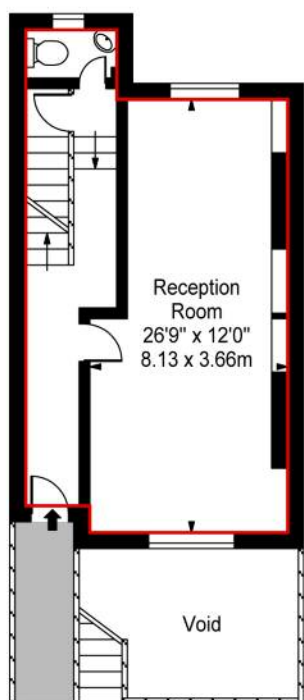
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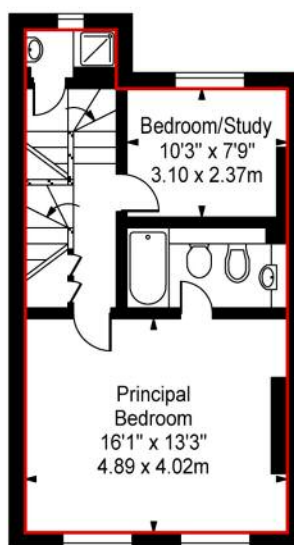
Wildwood Terrace NW3



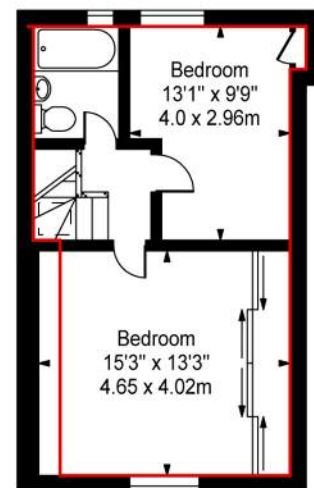
Basement Floor



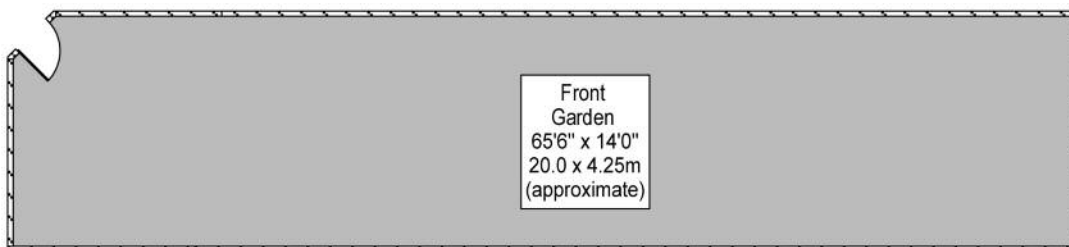
Ground Floor



First Floor



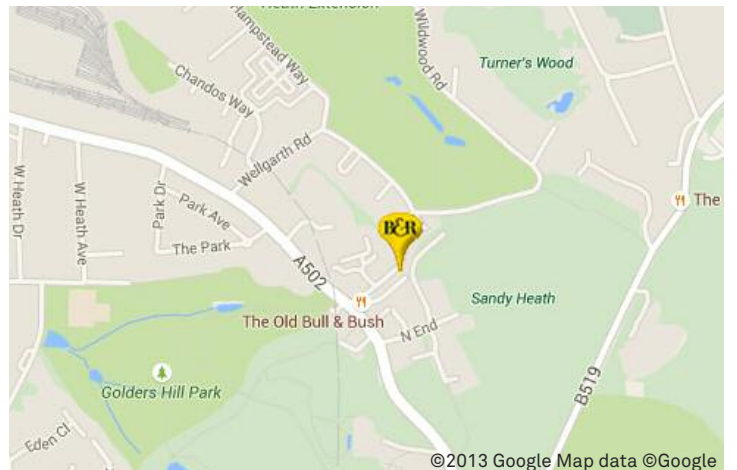
Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		35	
(1-20) G			
Not energy efficient - higher running costs			

Approximate Square Footage Within Red Line **1767 Sq Ft - 164.42 Sq M**
 Approx Floor Area Including Restricted Heights **1786 Sq Ft - 166.18 Sq M**
 (Excluding Garden Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref. No.26712
 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 value a property or be the basis of any sale or let.



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