



**SAVERNAKE ROAD
HAMPSTEAD NW3
£2,250,000**

SOLE AGENT

A particularly spacious (2522 sq ft) semi-detached Victorian family house with a generous 59 foot rear garden and exceptional views directly over Parliament Hill Fields and Hampstead Heath from the roof terrace and upper floors.

Arranged over four floors the property requires some updating and remodelling but offers excellent scope to extend further creating a five bedroom house if required.

Well positioned within the highly sought after Mansfield Conservation area, Hampstead Heath and the excellent amenities of South End Green are within easy walking distance.

3/4 Bedrooms – 2 Bathrooms (1 En Suite) – Shower Room –
1/2 Reception Rooms – Dining Room – Kitchen – 2 Utility Rooms –
Guest WC – Cellar – Storage Room – Roof Terrace –
Front & Rear Gardens – Residents Parking Zone

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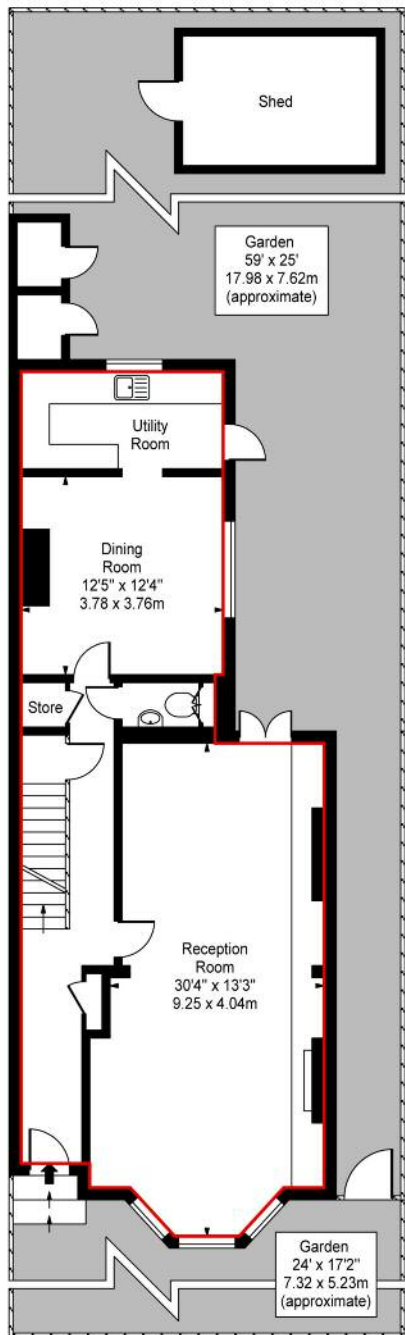
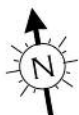




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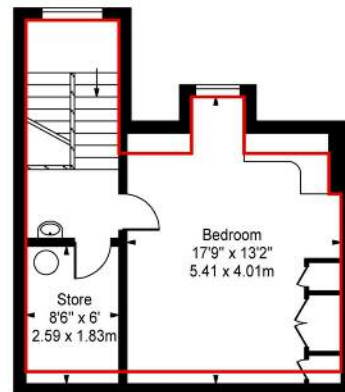
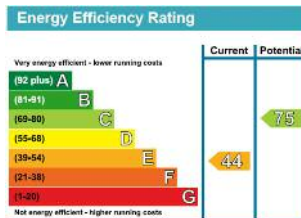


Savernake Road, NW3

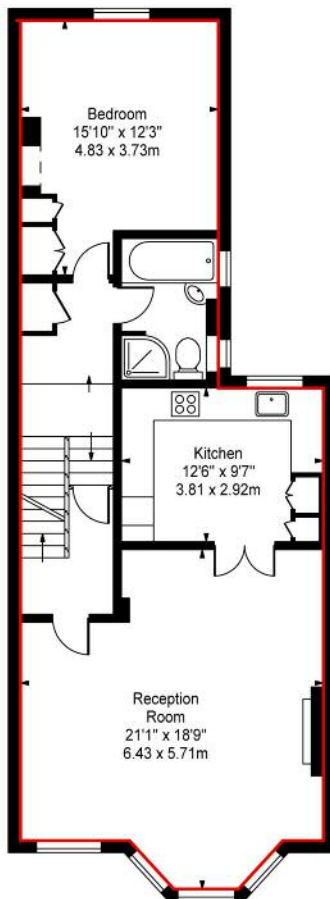


Lower Ground Floor

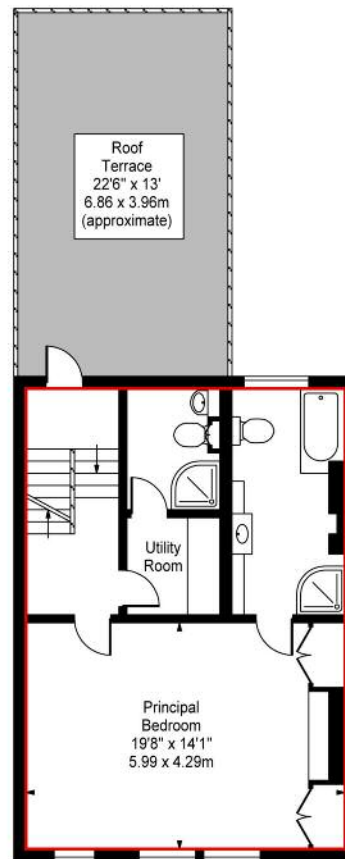
Ground Floor



Third Floor



First Floor



Second Floor

Cellar
29'1" x 3'11"
8.86 x 1.19m

Approximate Square Footage Within Red Line

2522 Sq Ft - 234.30 Sq M

Approx Floor Area Including Restricted Heights

2665 Sq Ft - 247.58 Sq M

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.34003

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.

