

Oakhill Avenue
Hampstead, London NW3

WAYNE & SILVER



The Property

A substantial, newly constructed and refurbished six bedroom detached residence on the serene Oakhill Avenue.

Meticulously refurbished, extended and restructured by the current owners, this wonderful home occupies a significant corner plot, set back behind a gated driveway and mature front garden. The ground floor has been thoughtfully arranged for entertaining, dining and everyday living, with elegant spaces flowing seamlessly while retaining a wealth of period character, complemented by contemporary design. Particular highlights include the reception room and kitchen/dining room, both opening onto a superb terrace overlooking the impressive 103' south-facing garden, as well as the wood-panelled library/study, a special addition befitting the age and character of the property.

The garden level is predominantly arranged for further entertaining and study purposes, with a sizeable cinema room, a study with direct garden access and an additional bedroom. The first floor comprises two double bedrooms with fitted storage, together with the thoughtfully crafted principal suite, enjoying garden views, a large "his and hers" dressing room and an en-suite bathroom. The second floor offers two further generous bedrooms, a utility space and eaves storage. All bedrooms on both floors are air-conditioned.

Oakhill Avenue is just a short walk Hampstead Underground Station, Northern Line, and the boutiques, cafés and shops of Hampstead High Street.

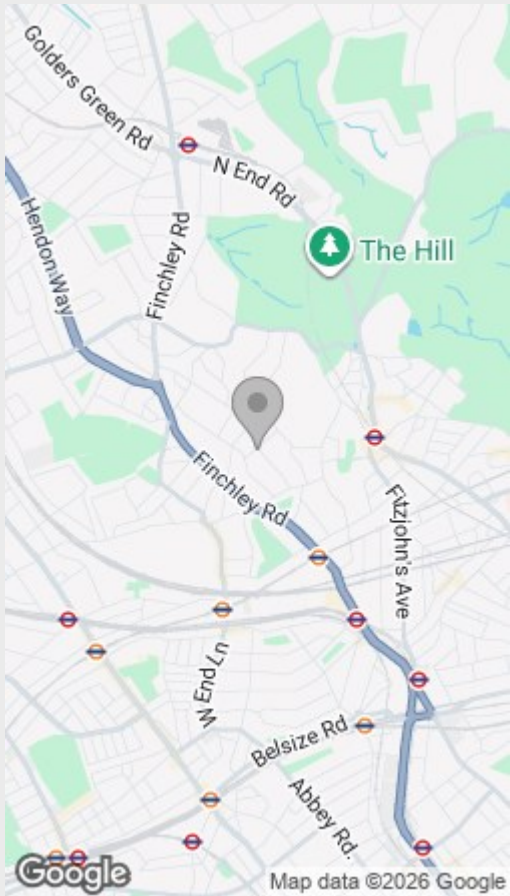
Key Features

- Newly crafted home
- Detached residence
- Gated driveway with parking for 3 cars
- Substantial corner plot
- Short walk from Hampstead High Street
- 100 ft South facing rear garden
- Air-conditioned bedrooms





Location







WAYNE
& SILVER

Oakhill Avenue

GUIDE PRICE

£9,999,500

BEDROOMS

6

BATHROOMS

4

INTERNAL

5239.00 sq ft

LOCAL COUNCIL

Camden

TAX BAND

H

TENURE

Freehold



Floorplan & EPC

GUIDE PRICE

£9,999,500

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or plans are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WAYNE & SILVER

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We would be delighted to tell you more
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