

DALEHAM GARDENS
LONDON, NW3



A substantial detached residence (701 sq m/7,549 sq ft) set back behind an attractive front garden with off street parking.



The house provides outstanding well planned accommodation with generous entertaining space on the ground floor with a large entrance hall, reception room, study, dining room, large kitchen/breakfast room. On the lower ground floor is a gymnasium, media room, playroom, sauna, and staff accommodation. The bedrooms are all very good sizes with an impressive principal bedroom suite and five further bedrooms. The home further benefits from landscaped rear garden with patio area.

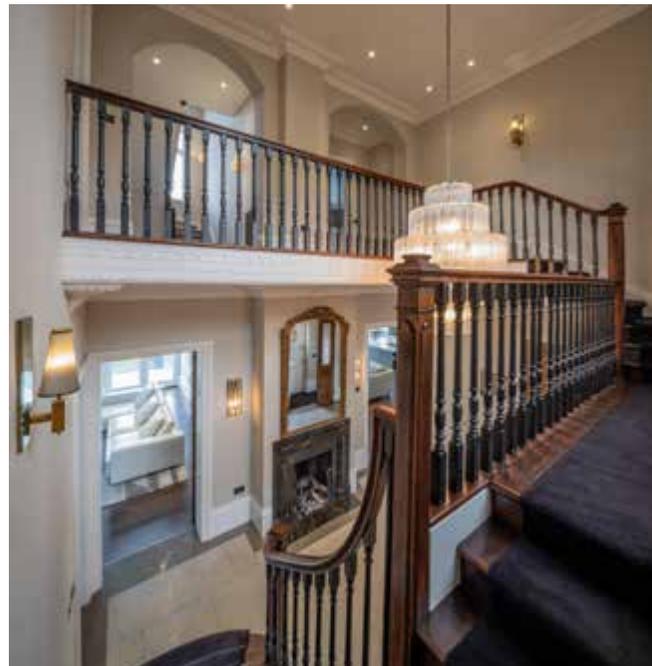


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LOCATION

Daleham Gardens is situated on the southern slope of Hampstead, running north from Belsize Lane to Lyndhurst Road. There are good local shops and restaurants less than 200 metres away in Belsize Village, whilst the cosmopolitan Hampstead Village is also close by.

The house has the advantage of being within a short walking distance of public transport links. It is between Swiss Cottage Underground Station (Jubilee Line, for the West End and Canary Wharf) which is less than 500 metres walk and Belsize Park (Northern Line, for the City and St Pancras International) which is approximately 800 metres. A similar distance away at Finchley Road station, the London Overground has trains to Stratford (Olympic Park and Westfield Shopping Centre) and links to Gatwick and Luton Airports.





ACCOMMODATION

Reception hall | Reception room | Study | Dining room | Kitchen/ breakfast room| Media/family room | Playroom | Principle bedroom suite with dressing room | 5 further bedrooms (2 en suite with dressing rooms) | Family bathroom.

Gym and sauna | Utility room and linen cupboard | Pantry | Staff suite with kitchen/ living room, bedroom and bathroom

AMENITIES

Garden with play area | Terrace | Front garden and driveway | 2 store rooms | Plant room

SPECIFICATIONS

Partial air conditioning | Cinema surround sound system | Under floor heating | Cat 5 cabling



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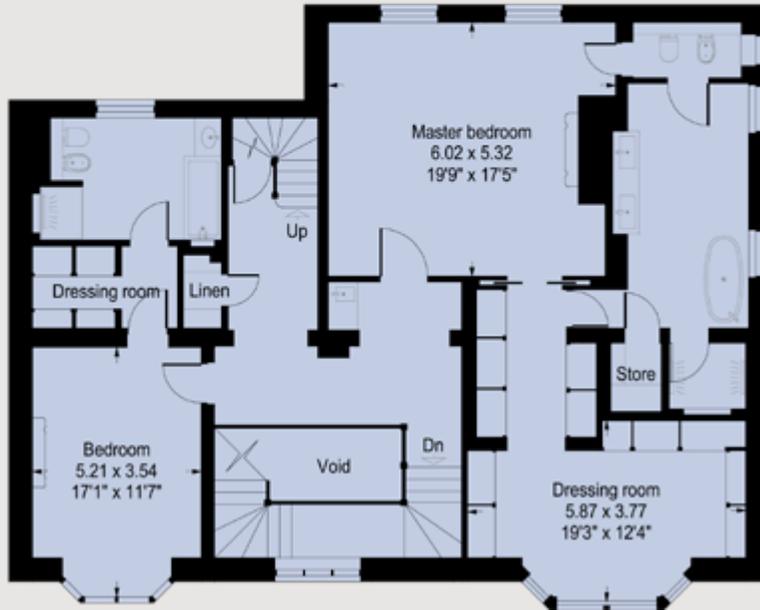
APPROXIMATE GROSS INTERNAL FLOOR AREA

HOUSE 7,549 SQ.FT. / 701.3 SQ.M

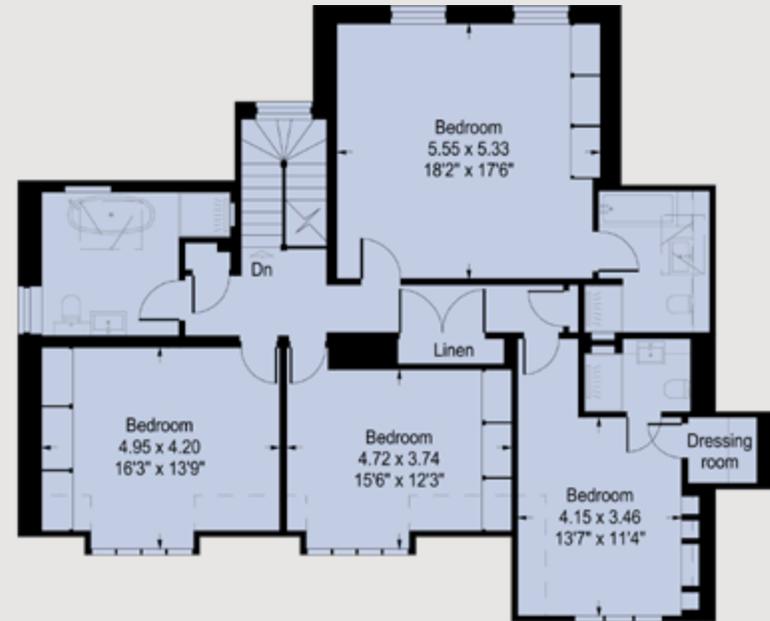
(INCLUDING STORE AND REDUCED HEAD HEIGHT AREA, DENOTED
WITH A DOTTED LINE)

REDUCED HEIGHT AREA 7.3M - 79 SQ.M / 614 SQ.FT.

STORE 10.7 SQ.M / 115 SQ.FT.



FIRST FLOOR



SECOND FLOOR

GUIDE PRICE

£15,000,000

TENURE

Freehold

LOCAL AUTHORITY

London Borough of Camden

COUNCIL TAX

Band H



LOWER GROUND FLOOR



GROUND FLOOR



ASTON CHASE
020 7724 4724

JOINT SOLE AGENTS

Viewing: Strictly by appointment with Savills and Aston Chase.

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