



REDINGTON GARDENS, NW3

HAMPSTEAD, LONDON





KEY FEATURES

- Recently built
- Contemporary finishes
- Off street parking
- 61 ft private garden
- Quiet street
- Lift
- State-of-the-art technology systems
- Furnished

A spectacular recently built semi detached house (7,352 sq ft) finished to an exceptional standard throughout offering a wealth of luxury benefits including state of the art technology, a lift, off-street parking and private 61 ft garden.



7 BEDROOM



7 BATHROOM





Redington Gardens home is arranged over five floors, with a benefit of a lift that operates throughout four levels.

On the ground floor there is a grand hallway with guest cloakroom, leading to a stunning dining room connecting to the reception room which overlooks the rear garden and lower terrace.

Located on the first floor, the principal suite with its spacious sitting area, dressing room and bathroom, along with two further bedrooms and a family bathroom.

On the top floor there are two further bedrooms, one with ensuite bathroom and the other an ensuite shower room separate store room and eve storage is an added advantage.

The lower ground floor comprises of a contemporary kitchen/dining room with direct access to a patio with stairs to the garden, utility room, pantry, snug, guest bedroom suite with dressing area and en-suite bathroom.

An ideal area for entertaining, the basement features a games room /bar, gym, changing rooms, cinema, study and staff bedroom suite.

The property has a private driveway with parking for two cars.

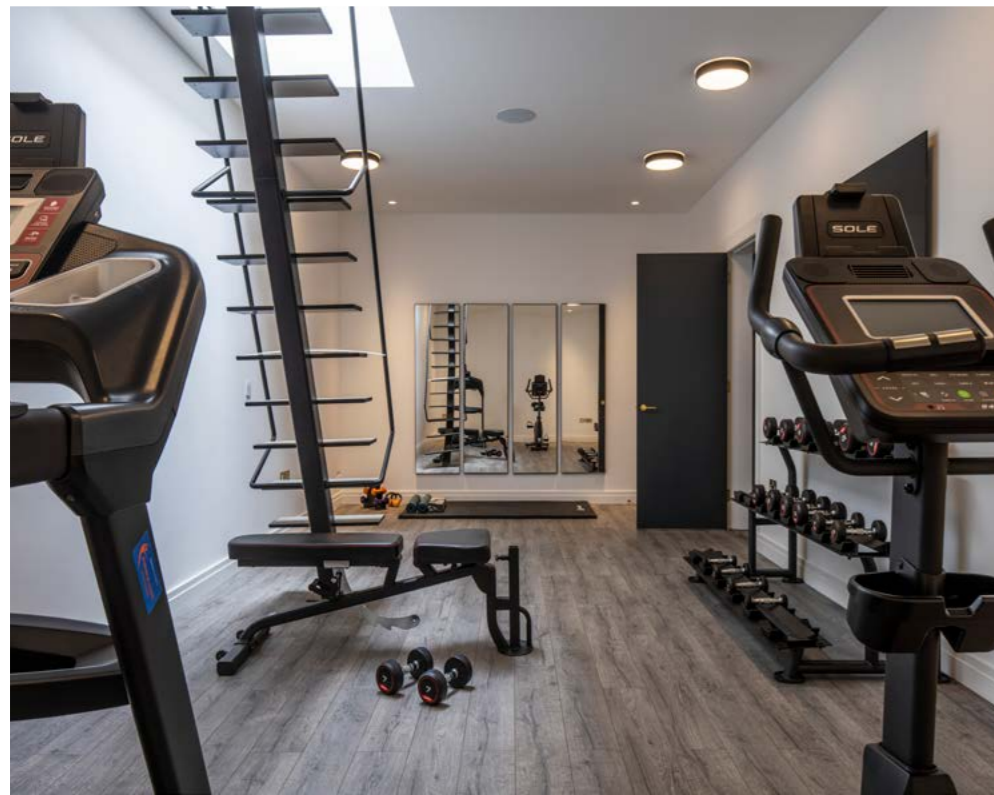


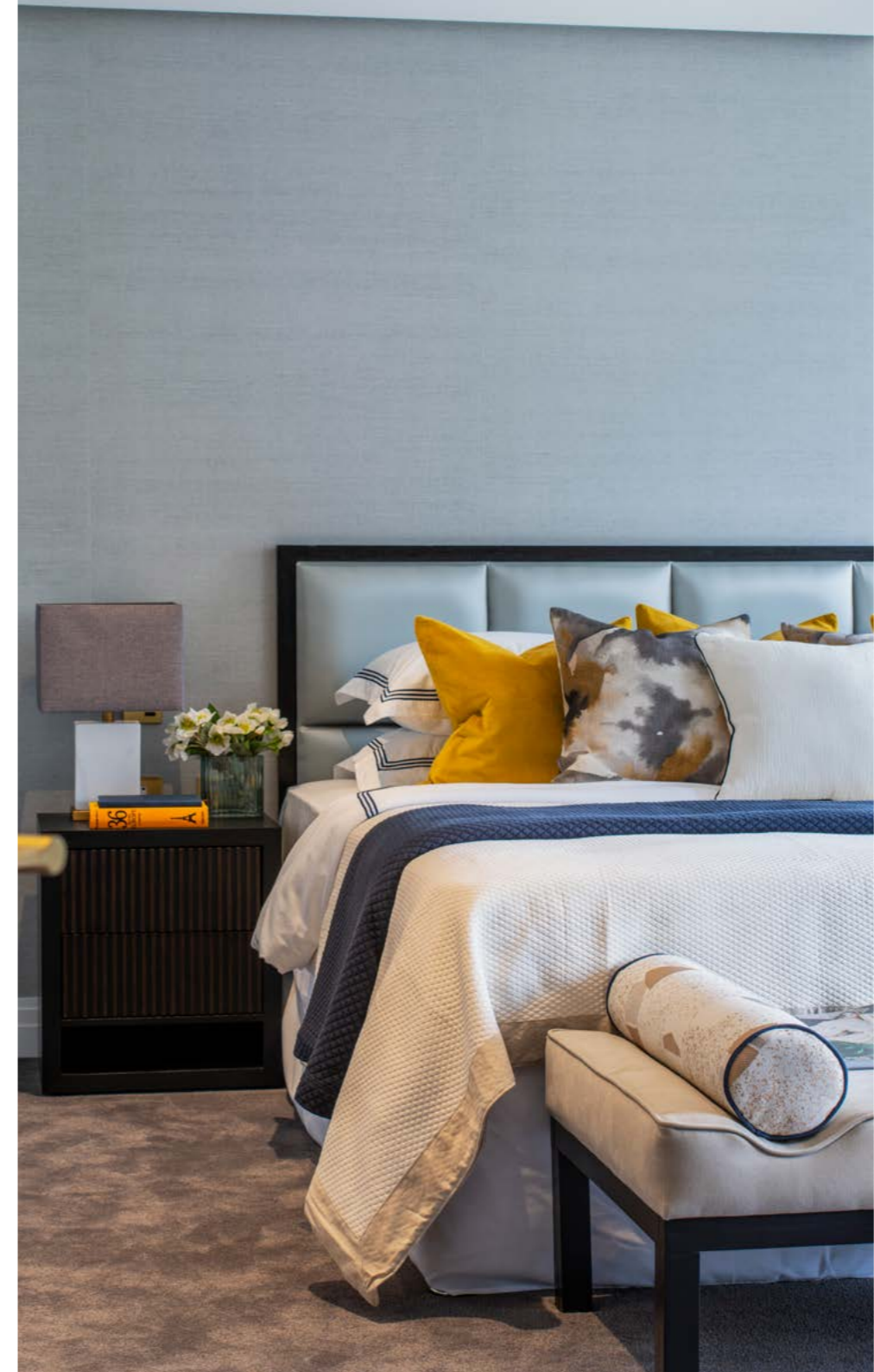


ACCOMMODATION

- Reception hall
- Dining room
- Reception room
- Principal bedroom with ensuite and dressing room
- 5 Further bedrooms (3 with ensuites)
- Staff bedroom with ensuite
- Family bathroom
- Family kitchen
- Pantry
- Utility room
- Snug
- Study
- Entertainment/games room
- Cinema room
- Gym
- Changing rooms
- Plant room
- Lift
- 61 ft garden with terrace
- Driveway with parking

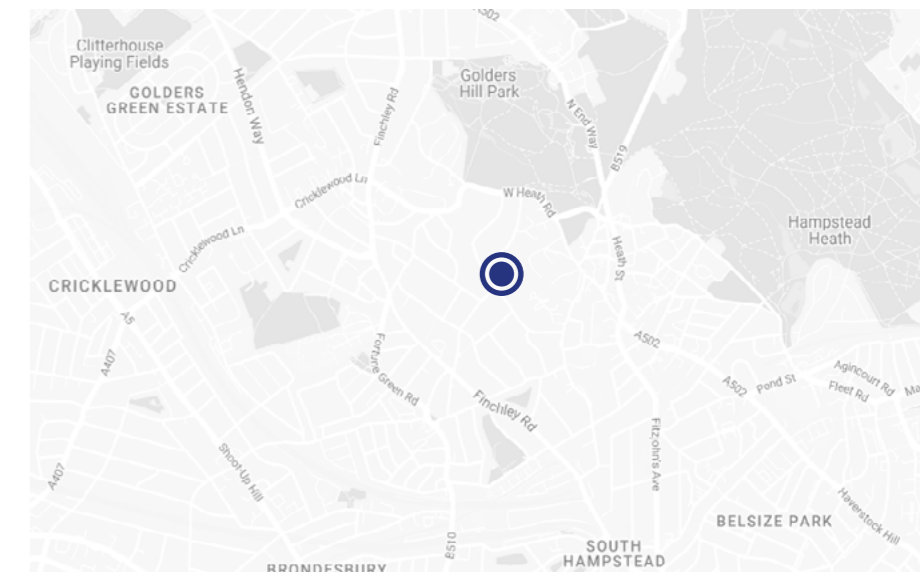






LOCATION

This property is ideally located for access to the charming shops, restaurants and cafes of Hampstead Village, as well as the beautiful green open spaces of Hampstead Heath. For transport, Hampstead Underground Station (Northern Line) is approximately 750 metres away.





FLOORPLAN

Approx Gross Internal Area:
683 sq m / 7,352 sq ft

Not to Scale



TERMS

Price: £10,000/week

EPC: B

Council Tax Band: H

Viewing: By appointment only



ST JOHNS WOOD LETTINGS

Francesca@beauchamp.com

+44 (0)7974004400

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)		
A	(81-91)		
B	(69-80)	86	88
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		E.U. Directive 2002/91/EC	

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