

Church Mount, Hampstead Garden Suburb, London N2

£4,895,000



A stunning 6 bedroom, split level modern family home (5246 sqft), featuring a fabulous indoor swimming pool. Situated in this prestigious turning on the south side of 'The Suburb', just off Norrice Lea & backing onto Winnington Road, within moments of Lyttelton Playing Fields, with park, tennis courts & café. The bright & contemporary interior has been finished to a meticulous standard with benefits including a magnificent entrance hall with feature staircase, reception room with gallery overlooking the fabulous kitchen/family room, huge master suite with large dressing room & bathroom, 5 further bedrooms, 2 of which have separate study/dressing areas. The lower ground floor leisure complex boasts an indoor swimming pool with swim rain jet shower feature, pool bar, changing room, shower, cinema/family room with doors opening to the garden & separate gym/studio in the garden. Further features include underfloor heating throughout, air cooling system to all upper floor rooms, multiroom sound, Lutron lighting, feature aquarium, integral garage & off street parking.

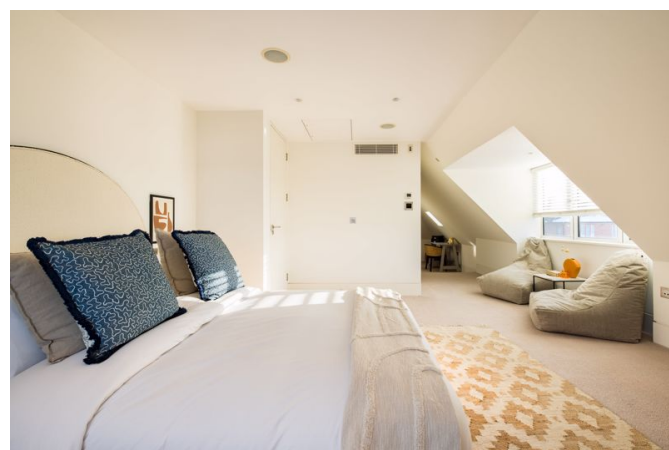
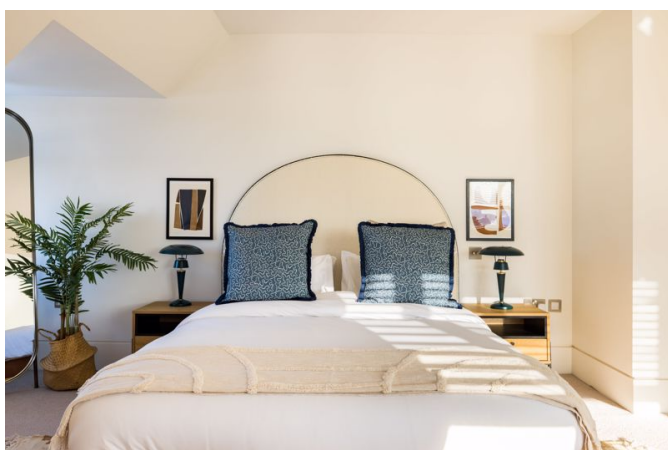
- 6 Bedrooms : 2 Bathrooms :
Shower Room : 2 En Suite
Bathrooms : Guest WC
- 2 Reception Rooms : Dining Room
- Kitchen : Family Room
- Studio : Indoor Swimming Pool :
Terrace
- Garden : Garage : Driveway
- Refurbished

Call 020 7759 2199 to view this property, or visit www.vitaproperties.uk for more details

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We make all efforts to ensure this information is accurate, but we can't guarantee it.

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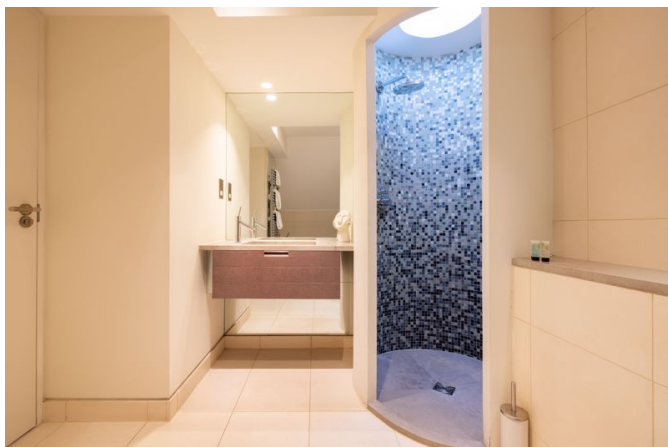


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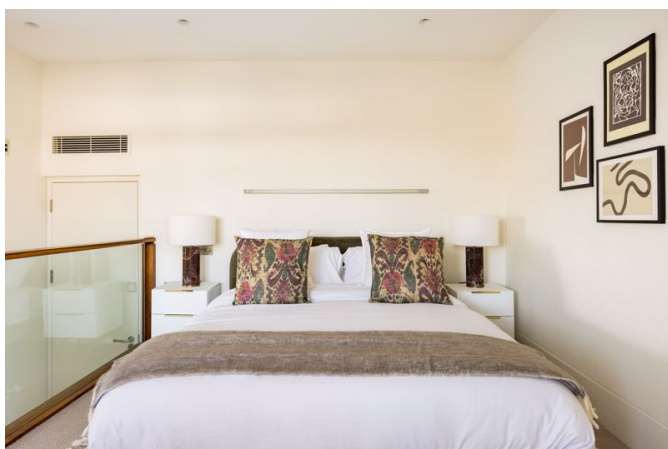


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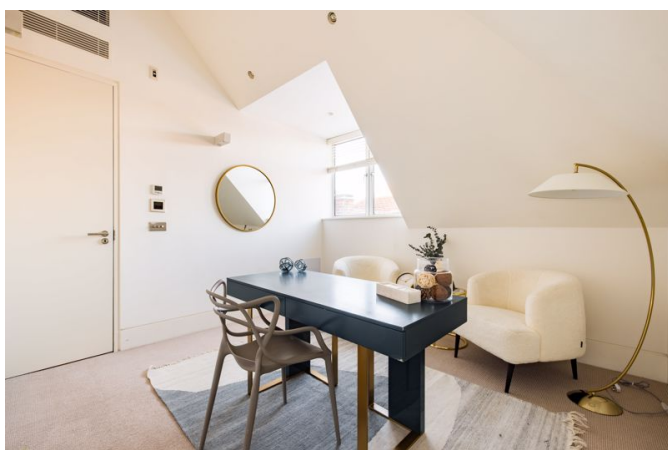
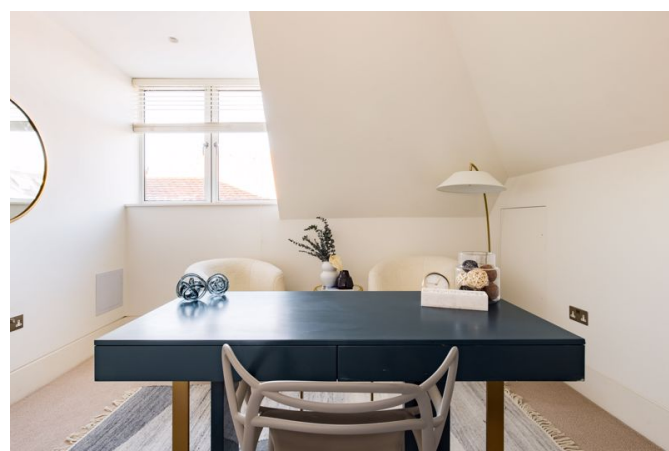
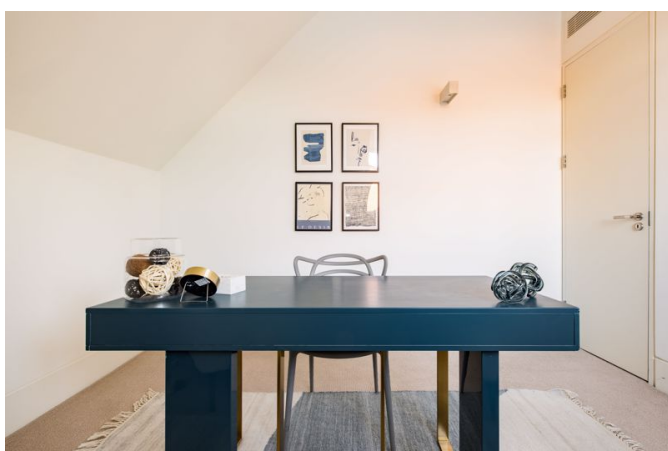
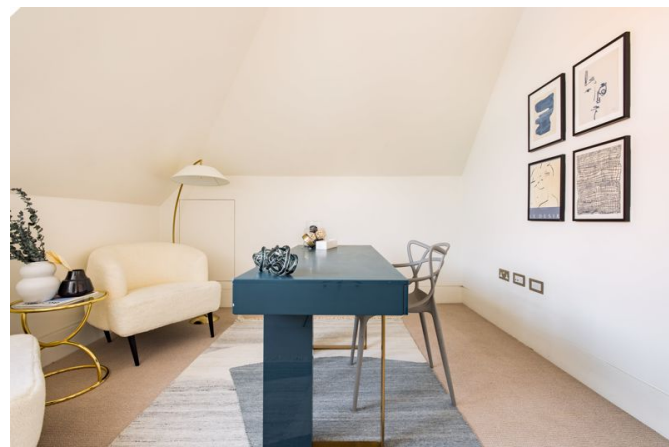


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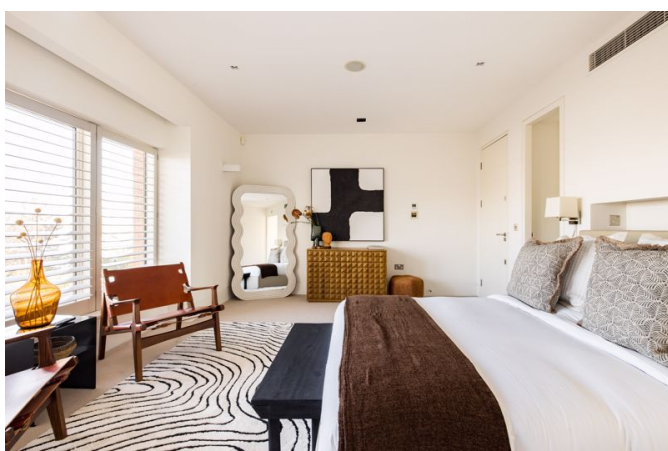
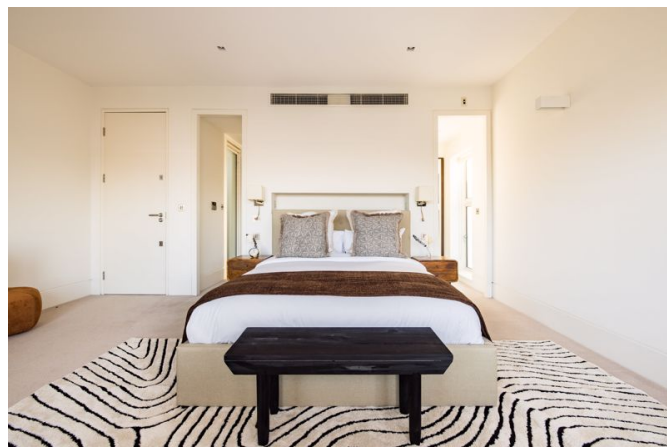


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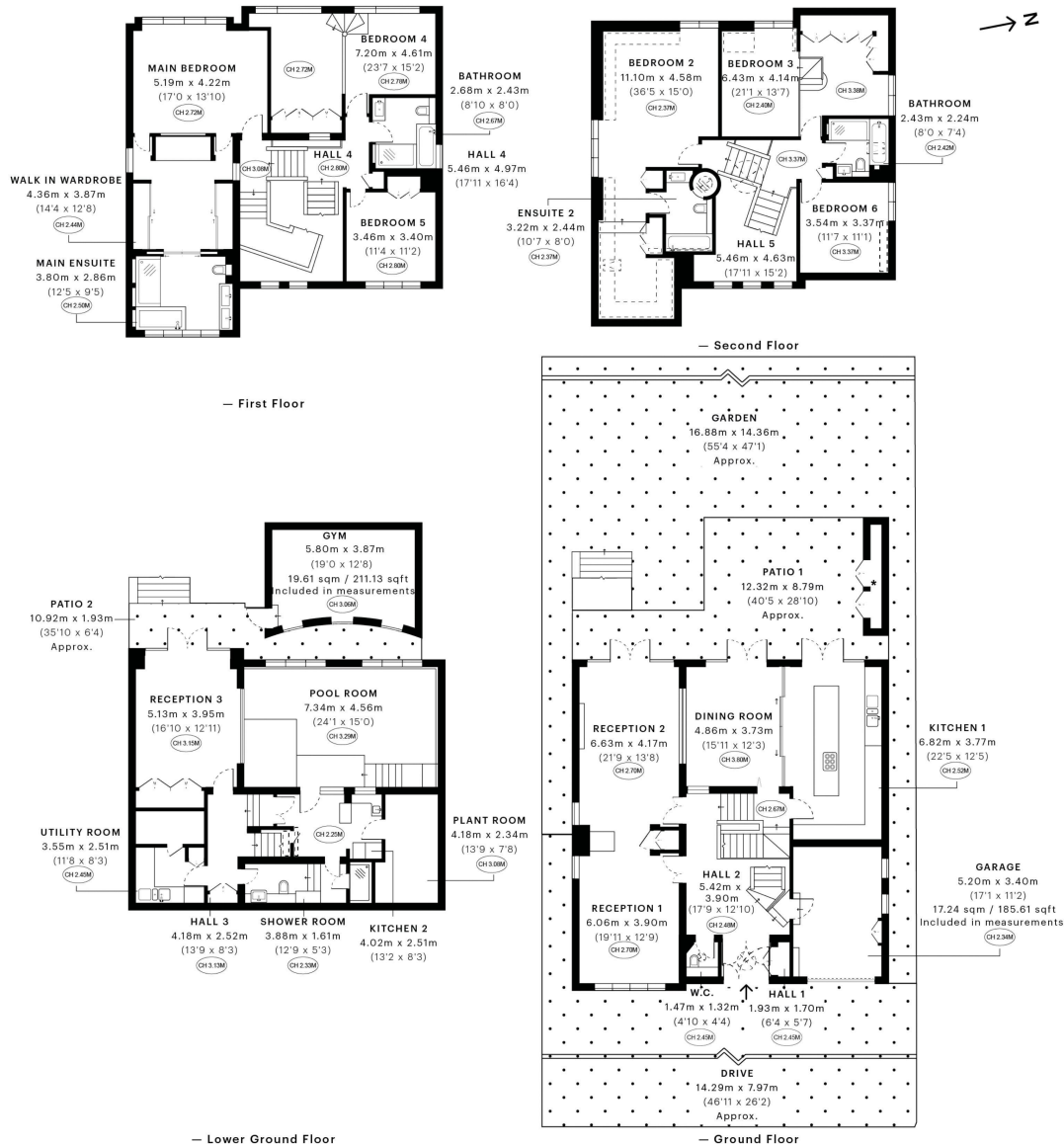
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Church Mount, N2

CAPTURE DATE 11/11/2022 LASER SCAN POINTS 512,566,215

GROSS INTERNAL AREA

481.92 sqm / 5187.34 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
481.92 sqm / 5187.34 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
397.27 sqm / 4276.18 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
20.20 sqm / 217.43 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
13.28 sqm / 142.94 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 471.66 sqm / 5076.91 sqft
IPMS 3C RESIDENTIAL 441.44 sqm / 4751.62 sqft

SPEC ID 5636cc1cde06f1e0dbbd8a676

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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