



## Church Mount, Hampstead Garden Suburb, London N2 . | £4,895,000

- 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

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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.

-  House
-  Freehold
-  x 6
-  x 3
-  x 5

SCAN FOR  
A VIDEO  
WALKTHROUGH



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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

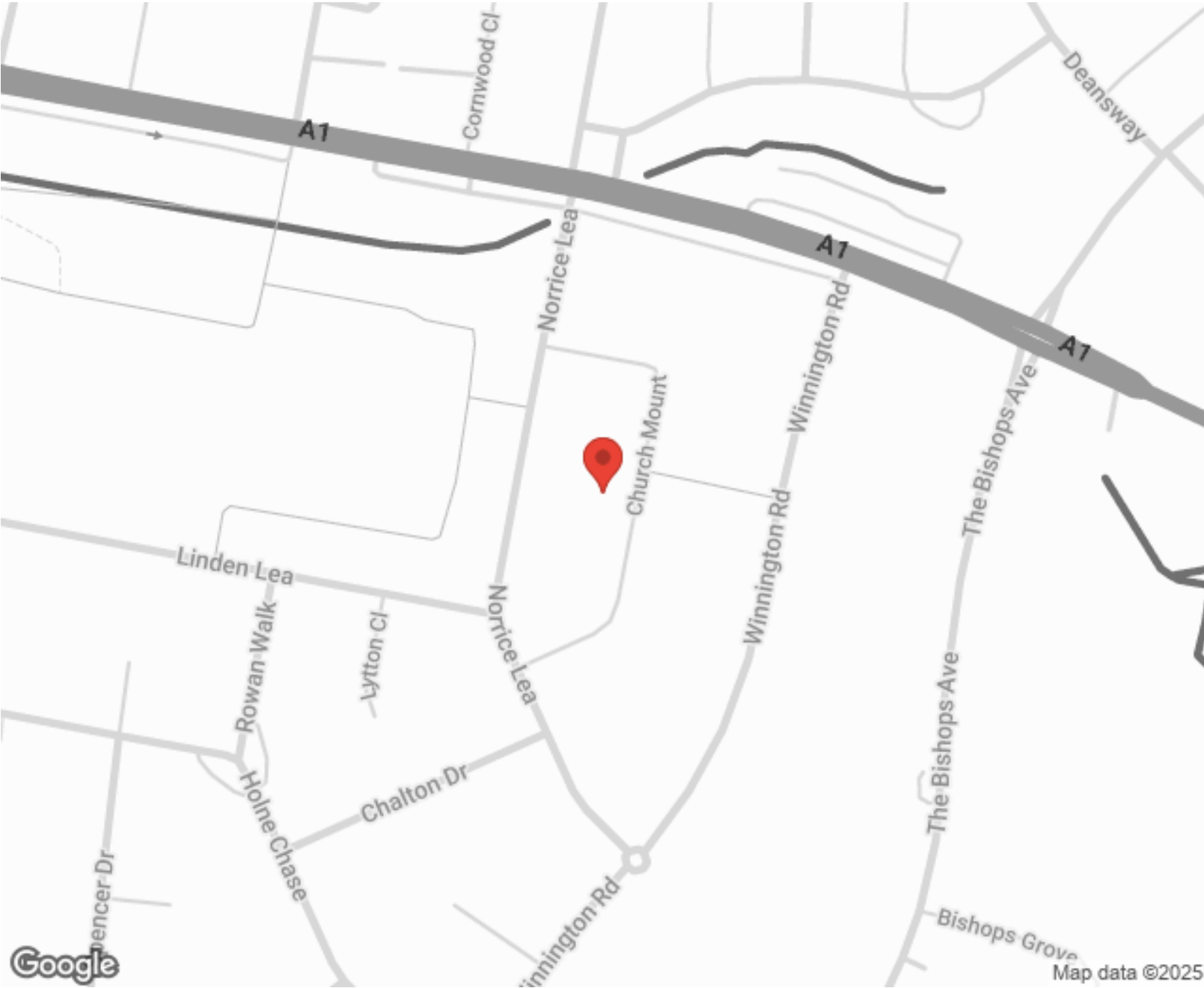
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MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



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		

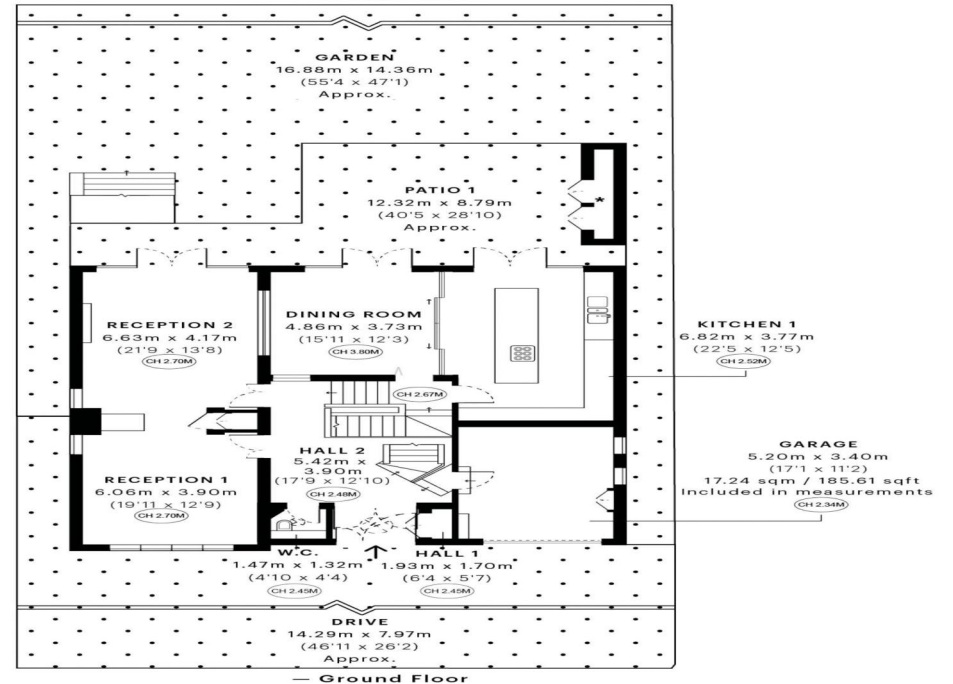
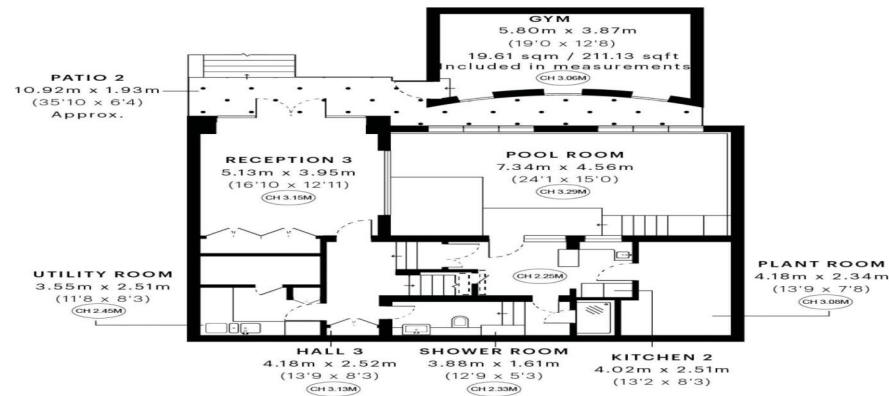
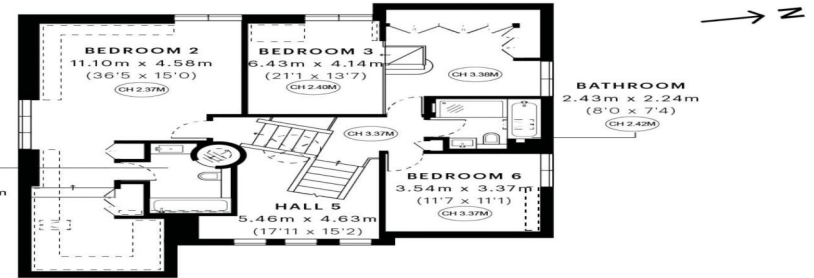
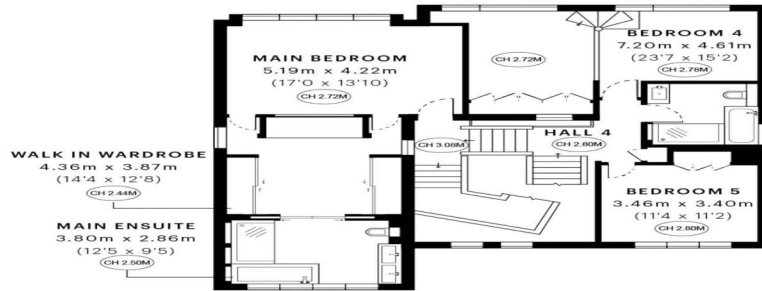
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Google  
★★★★★  
4.9 Stars | 132 Reviews

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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 3.0m  
13.28 sqm / 142.94 sqft