



Victoria Rise

SOUTH HAMPSTEAD, LONDON NW6

£2,400,000



Set within an exclusive private gated development on Victoria Rise, this impressive five bedroom home offers a rare opportunity for buyers seeking both quality and refinement. The property carries a quiet sense of confidence and elegance, reflecting the thoughtful design and high standards associated with this highly desirable NW6 location. From the outset, its presence suggests a lifestyle defined by comfort and understated sophistication.

The ground floor features expansive reception areas that lend themselves equally well to everyday family living and more formal entertaining. At the heart of the home, the well designed kitchen serves as a natural gathering space, complemented by a separate utility room that enhances practicality. An integrated double garage provides secure parking along with valuable additional storage.





Upstairs, five generously sized bedrooms are arranged alongside four well appointed bathrooms, offering flexible accommodation suited to both family life and visiting guests. A standout feature is the bright conservatory, which welcomes an abundance of natural light and provides a calm and inviting space to relax or unwind.

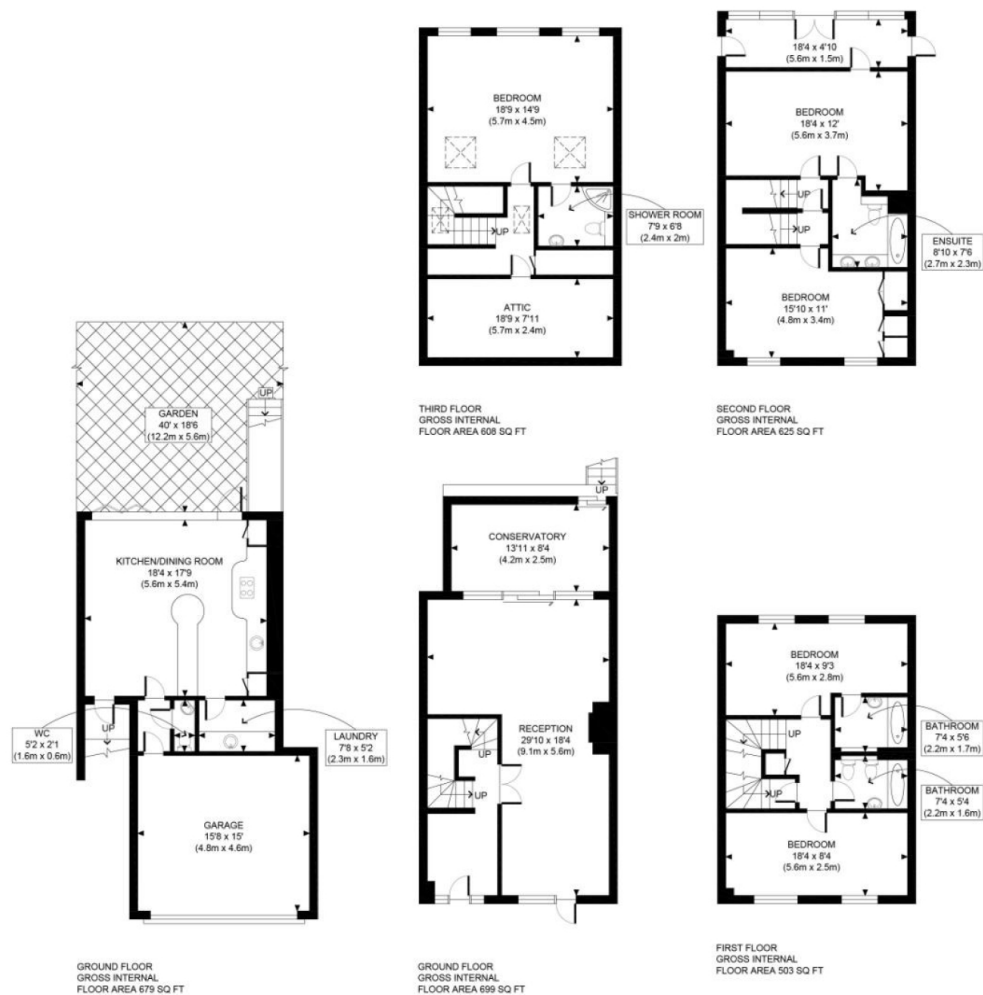
The private garden offers a peaceful outdoor retreat, ideal for both quiet moments and al fresco dining. Hilgrove Road is well positioned for excellent transport connections, with convenient access to the Jubilee line and London Overground, allowing for easy travel into central London and further afield. The area combines a calm residential atmosphere with close proximity to a wide range of local amenities.











APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 3114 SQ FT / 289 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 2837 SQ FT / 264 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITH ATTIC 3114 SQ FT / 289 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT ATTIC 2958 SQ FT / 275 SQM
 Ref: Copyright *phasetplan*
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 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

Particulars

Property

Victoria Rise, South Hampstead, London NW6
£2,400,000

Rooms



2



4



5

Features

- Freehold
- Large Garden
- Integrated Double Garage
- Utility Room

Information

Council Tax

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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