

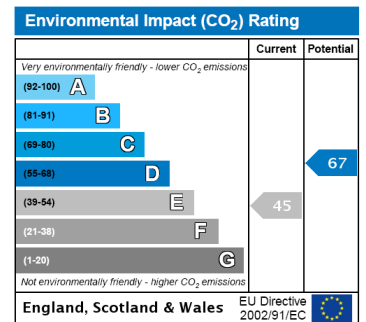
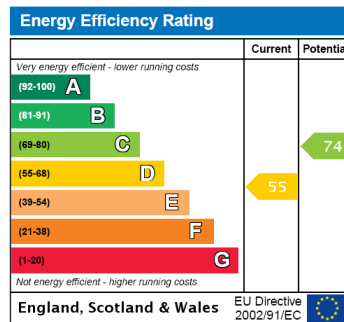


Cressy Road, NW3
Offers in excess of £1,450,000, Freehold

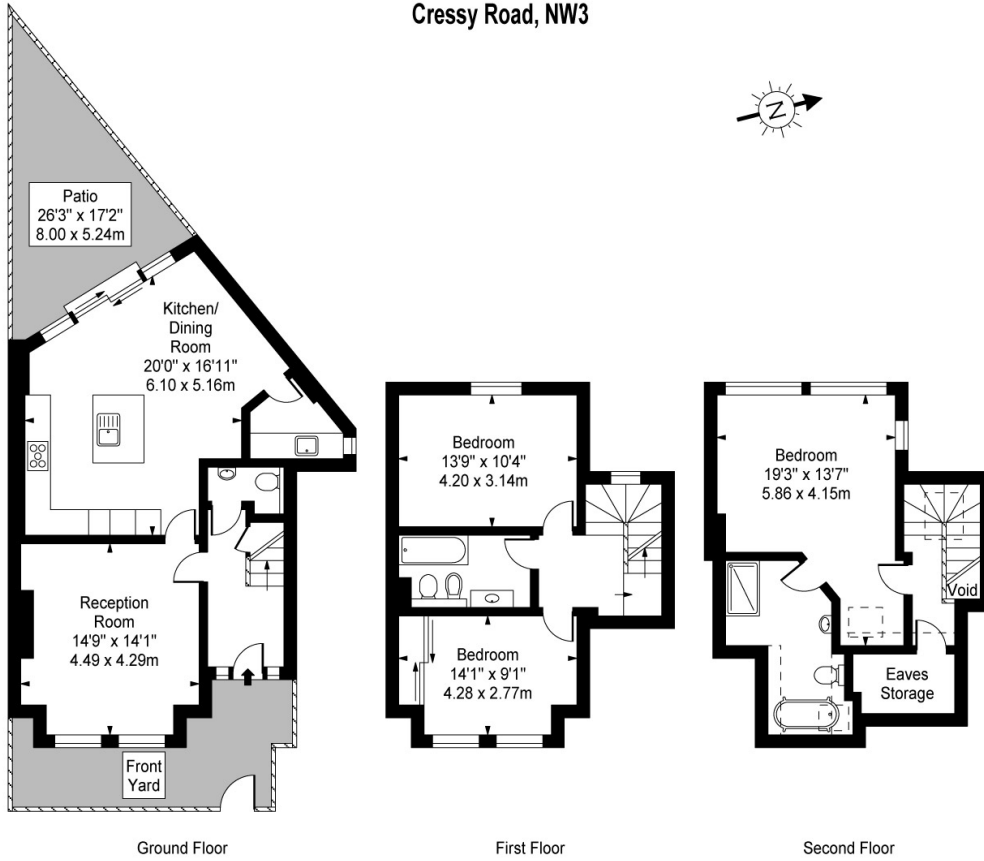


A stunning three bedroom Victorian house newly refurbished to an exceptionally high standard by the current owners, positioned on a quiet residential turning just a few hundred meters from the southern entrance to Hampstead Heath.





Cressy Road, NW3



Ground Floor

First Floor

Second Floor

Approx Gross Internal Area **1416 Sq Ft - 131.50 Sq M**

Approx Floor Area Including Restricted Heights **1484 Sq Ft - 137.89 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.35300

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Long Description

A stunning three bedroom Victorian house positioned on a quiet residential turning, just a few hundred meters from the southern entrance to Hampstead Heath.

The property has been newly refurbished to an exceptionally high standard by the current owners to create a wonderful family space throughout, including herringbone parquet flooring to the hallway and living room, separate utility room, two luxury bathrooms, and ground floor cloakroom.

Particular features include:-

- Megaflow central heating/hot water with underfloor heating at ground level and reproduction column radiators on the 1st and 2nd floors
- Air conditioning in orangery style to the kitchen and master bedroom
- Programmable Velux window on upper landing with rain sensor
- Kitchen includes conventional oven, steamer oven, combi microwave oven and coffee maker. Integrated fridge/freezer and dishwasher
- Sliding patio doors with integrated blinds.
- Separate utility room with washer and drier.
- All Bosch/Neff appliances
- Electric opening roof light in kitchen
- Programmable alarm system and security camera with hard disc recorder.
- All new hardwood sash windows with double glazing
- German Hans Grohe bathroom fittings with push button control
- Porcelain tiling throughout
- Plantation shutters in living room

Cressy Road is located close to Hampstead Heath, and within easy reach of the shops and cafés in South End Green and Hampstead Heath Overground Station, as well as the wide range of amenities at nearby Belsize Park and Hampstead High Street, with Belsize Park (Northern Line) tube station providing links to the City and West End.