

REDINGTON ROAD
HAMPSTEAD NW3



INVESTMENT SUMMARY

- PRIME HAMPSTEAD LOCATION
- A UNIQUE FREEHOLD DEVELOPMENT OPPORTUNITY
- SITE APPROXIMATELY 0.5 ACRE
- TOTAL GROSS INTERNAL AREA OF 10,189 SQ FT
- UNCONDITIONAL OFFERS SOUGHT FOR THE FREEHOLD INTEREST
- PARKING FOR SEVERAL CARS

This magnificent detached building occupies a site of approximately 0.5 acre with 73ft frontage, rear garden which extends to approximately 245 ft and there is the added benefit of forecourt parking for several cars. This imposing building extends to approximately 10,189 sq ft and is arranged into two sections, the main house and coach house. The existing layout provides 16 bedrooms and numerous reception and ancillary rooms but there is considerable scope for improvement and enhancement subject to the appropriate consents.

This building is currently used by a religious order in London. The site although not listed is part of the Redington & Frogna Conservation Area. We have been informed that the planning status is sui generis.



Redington Road is one of North London's most exclusive tree lined roads and is characterised by large family houses, much of which dates back to the late 1800s, as well as blocks of apartments, either being converted from the 1970s onwards or remain as original dwellings. Hampstead is recognised as one of London's most prestigious and sought after locations and is home to a large number of London's finest schools. Hampstead is also centrally located to some of London's finest green spaces including Hampstead Heath, Regent's Park and Primrose Hill.

Hampstead benefits from an excellent public transport network, with underground stations located at Hampstead (Northern Line), Finchley Road & Swiss Cottage (Jubilee & Metropolitan Lines) and London Overground Line, together with an abundance of superb bus routes into Central London from Finchley Road.

Viewings will be arranged strictly by appointment only through Goldschmidt & Howland.



Approximate gross internal area:

House: 782.3 sq mts/8,421 sq ft (Not including eaves storage or reduced height area, below 1.5 m - denoted with dashed line) Reduced height area: 1.8 sq mts/ 19 sq ft

Coach House: 162.5 sq mts/17,49 sq ft

Total - 948.4 sq mts/10,189 sq ft



Lower Ground Floor

Approximate gross internal area: Lower Ground Floor
Main - 215.1 sq mts/2,315 sq ft
Coach House - 62.8 sq mts/676 sq ft



Ground Floor

Approximate gross internal area: Ground Floor
Main - 215.6 sq mts/2,321 sq ft
Coach House - 99.7 sq mts/1,073 sq ft



Approximate site area: 0.5 acres



First Floor

Approximate gross internal area:
First Floor 207.4 sq mts/2,232 sq ft



Second Floor

Approximate gross internal area:
Second Floor - 146.0 sq mts/1,572 sq ft

For further information and to arrange a viewing, please contact:

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