



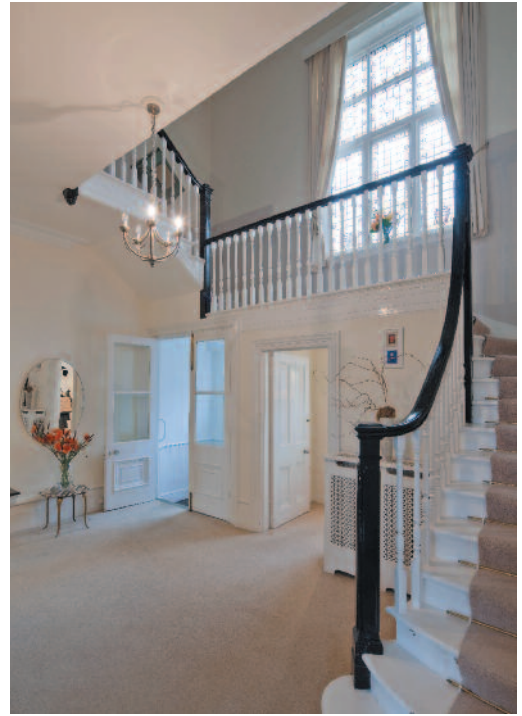
Daleham Gardens Hampstead NW3 Price On Application Sole Agent

An attractive detached double fronted family house, well positioned in this highly regarded residential road with planning permission to increase the current accommodation from 5752 sq.ft to approximately 8105 sq.ft.

The principal rooms benefit from grand elegant proportions and the house is complemented by beautifully manicured gardens both front and rear. Daleham Gardens is located between Hampstead Village, Belsize Park and Swiss Cottage and offers easy access to both Northern and Jubilee Line underground stations.

7/8 Bedrooms * 2 Bathrooms * Separate WC * 4/5 Reception Rooms * 2 Kitchens * Guest Cloakroom * Extensive Cellarage Incorporating Plant & Boiler Room * Wine & Garden Stores * Pantry * Larder & Separate WC * 70ft x 65ft Rear Garden * Planning Permission To Extend To 8105 sq.ft * Residents Parking Zone


Hampstead Sales Office | 020-7435 9822
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	37
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		23	38
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

<http://www.benhamandreeves.co.uk/salesPropertyDetails.do?p=62565>

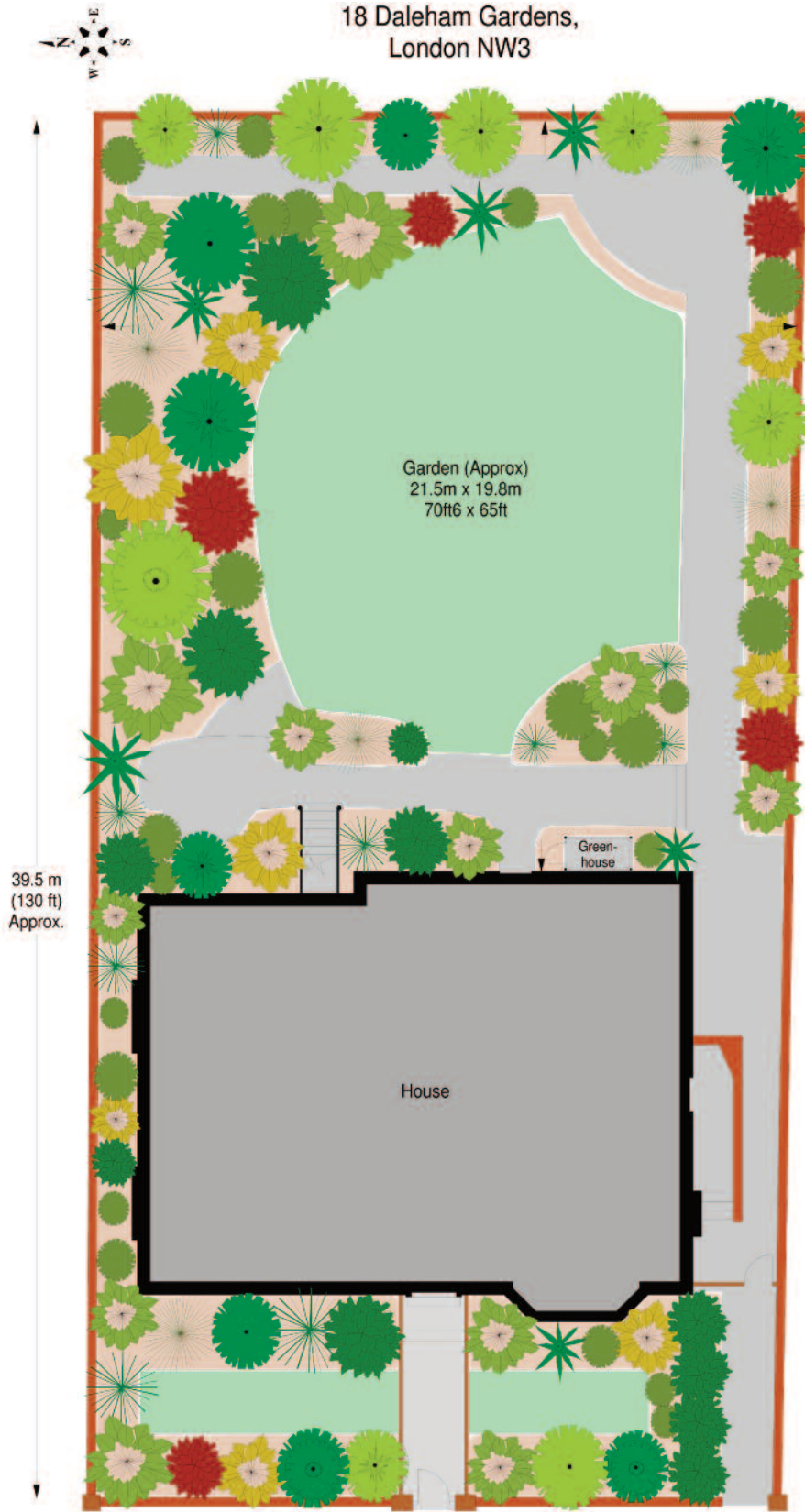
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If you would like to receive details within minutes please provide us with your email address.

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18 Daleham Gardens,
London NW3



39.5 m
(130 ft)
Approx.

House

Green-house

Garden (Approx)
21.5m x 19.8m
70ft6 x 65ft

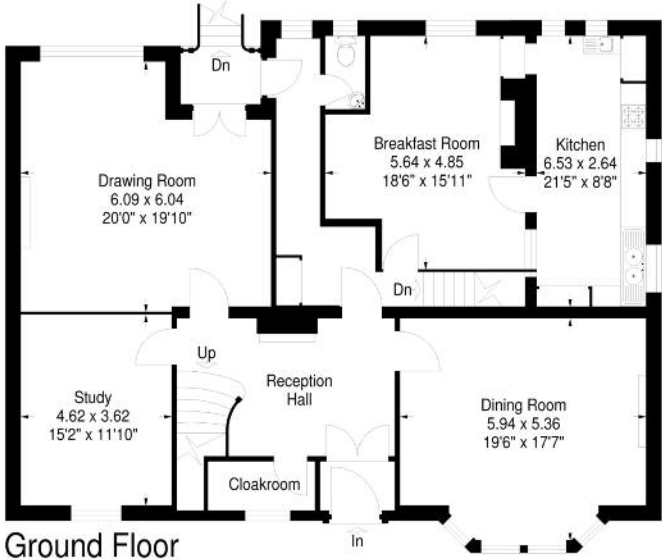
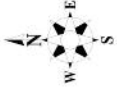
APPROX. SCALE
0 1 2 3M
0 1 2 3 4 5 10Ft

Floor Plans produced by
Proplan
01491 842925

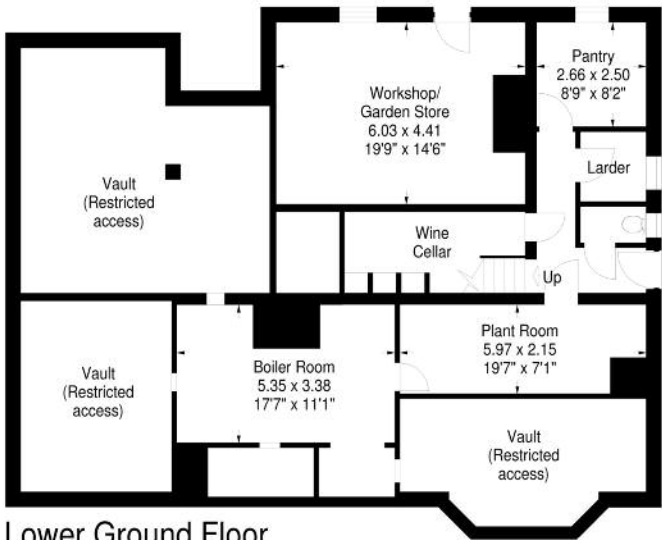
All measurements and figures are taken
in accordance with RICS guidelines.
This plan is for guidance only and must
not be relied upon as a statement of fact.

18 Daleham Gardens, London NW3

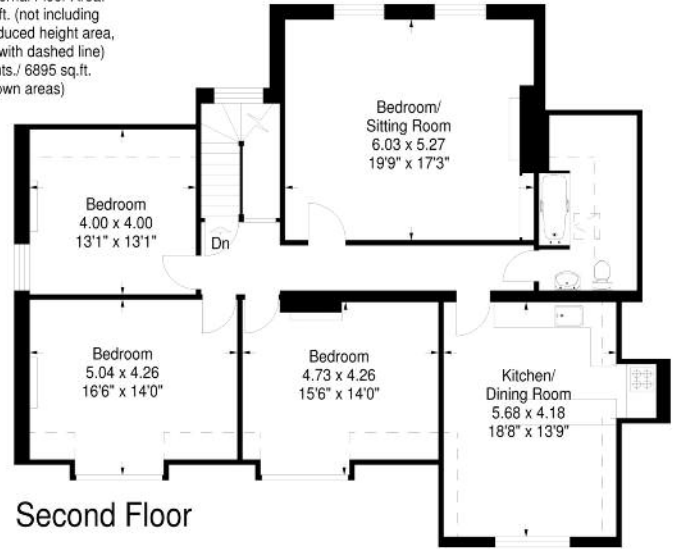
Approximate Gross Internal Floor Area:
 534 sq.mts./ 5752 sq.ft. (not including
 'restricted access' or reduced height area,
 below 1.5m - denoted with dashed line)
 Total GIA - 641 sq.mts./ 6895 sq.ft.
 (including all shown areas)



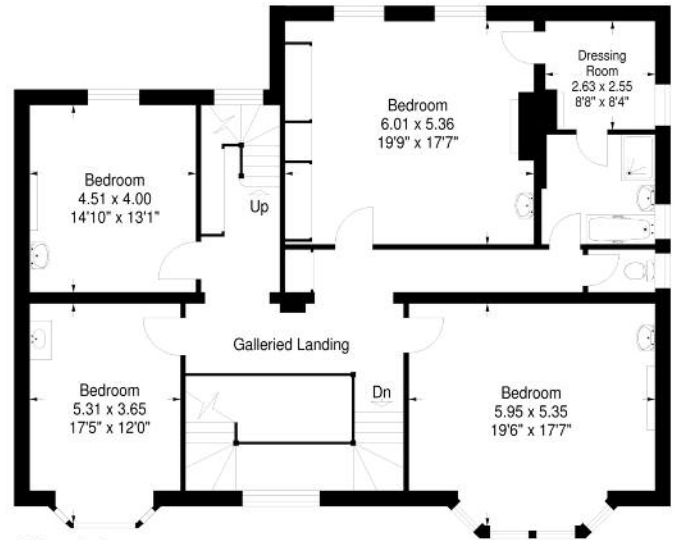
Ground Floor



Lower Ground Floor



Second Floor



First Floor

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Proplan
 01491 842925

APPROX. SCALE
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