



Vale Of Health, NW3

£2,500,000

Dexters





## Vale Of Health, London, NW3

An attractive Grade II listed house with exceptional character and charm, well positioned within a delightful enclave abutting Hampstead Heath.

Boasting many original period features the property benefits from high ceilings and unusually large windows throughout. The property is currently arranged as two bedrooms but could easily be re-arranged to accommodate four or five bedrooms.

The ground floor has a double reception room, ideal for entertaining, with a kitchen and conservatory and generous entrance hall. The first floor has a separate WC and spacious bathroom to the rear and a stunning double reception room taking advantage of the full width of the building.

The second floor has two bedrooms and another large bathroom. Via a loft ladder there is access to a highly usable loft area which could, with the instillation of a staircase, be further accommodation.

Through the loft area there is a door onto a superb decked roof terrace with exceptional views across the Vale and Heath.

The centre of Hampstead village with an array of shops, cafés, restaurants and underground station (Northern Line) is approximately a half a mile walk and Hampstead Heath Overground station is 0.9 miles away.

### Features

Grade II Listed  
Period Features Throughout  
Potential For 4 /5 Bedrooms  
Two Bathrooms  
Elegant Reception Areas  
Stunning Roof Terrace







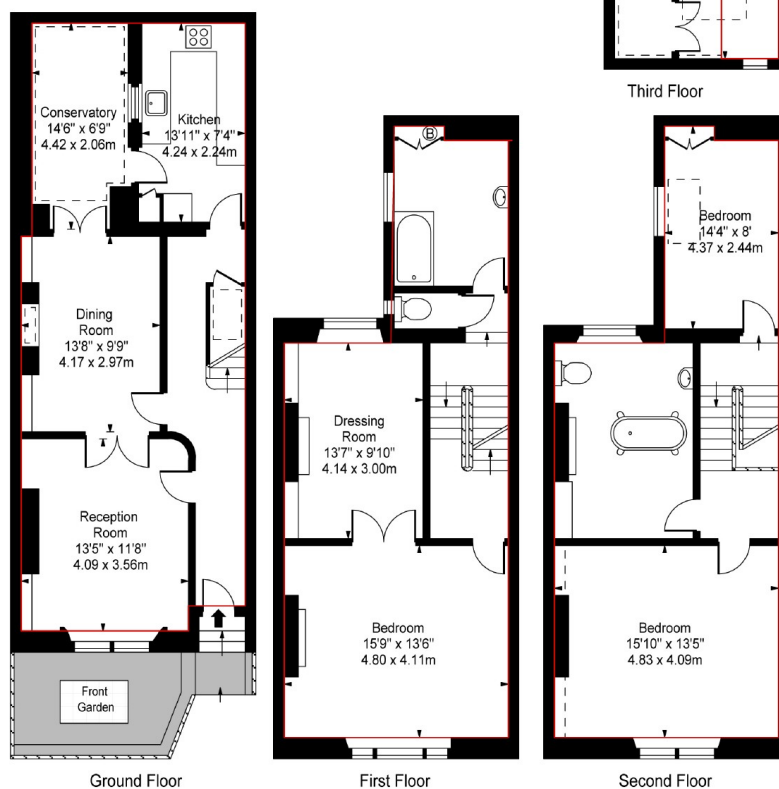






# Vale Of Heath, London, NW3

## Villas On the Heath, Vale of Health, NW3



Approximate Square Footage Within Red Line **1907 Sq Ft - 177.16 Sq M**  
 Approx Floor Area Including Restricted Heights **2052 Sq Ft - 190.63 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.39592

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.

**Dexters**

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Energy Rating: Grade II listed. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

**RICS** Regulated  
Estate Agent  
and Letting Agent

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