



## Rudall Crescent | London | NW3

Guide price £4,250,000 | Freehold

 5  4  3  E

**ADN**  
RESIDENTIAL

A near 3,200 sq ft end of terrace Victorian home in Hampstead, across just three floors, with five bedrooms, ample entertaining space, and off-street parking. The corner plot provides a multitude of aspects, good width, great lateral space, and fantastic natural light. The ground floor is home to the conservatory, two reception rooms with high ceilings, cornicing, and wooden floors, and an eat in kitchen with 2m island. There is a separate utility room and ample storage to complete this floor. The garden wraps around the southwest corner of the home while the off-street parking is at the northeastern corner. All the bedrooms and bathrooms are located on the upper floors and three of these are suites, including the principal suite with a corner aspect bedroom and walk in wardrobe. The en-suite here boasts double sinks, walk in rainfall shower, and bathtub. A delightful sunroom also sits on the first floor too. A chain free sale of an ideally located property with substantial charm and plenty of unique features.

- Detached House
- 5 Bedrooms
- 4 Reception Rooms
- Off Street Parking
- 4 Bathrooms
- Garden

Council Tax Band: G  
EPC: E







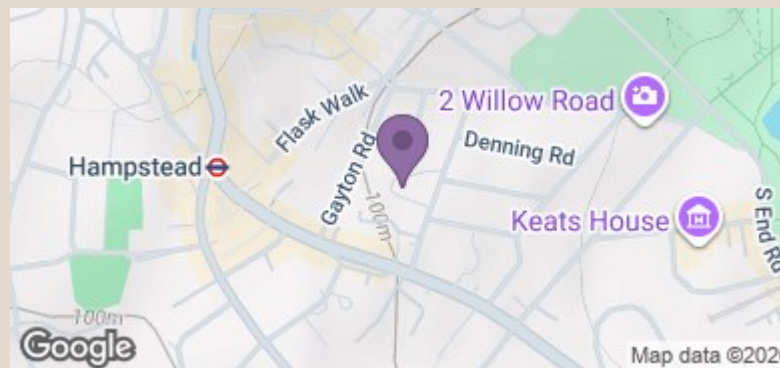
## Rudall Crescent, NW3

Approximate Gross Internal Area = 3550 sq ft / 329.8 sq m

Restricted Height = 82 sq ft / 7.6 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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