



HUNTERS
HERE TO GET *you* THERE



Paddock Road, London, NW2

Guide Price £1,400,000



*** £500 LEGAL FEES CONTRIBUTION, UPON SUCCESSFUL PURCHASE THROUGH HUNTERS WILL BE GIVEN TO THE BUYER. ***

Hunters are delighted to present this high spec five-bedroom, five-bathroom semi-detached house by Gladstone Park, spread over 4600 square foot with a beautiful garden, featuring a private annex.

This fully extended property boasts a perfect blend of contemporary design and high spec features. The ground floor features a spacious double reception room with a bay window, a guest cloakroom for ease of entertainment, and an extended kitchen/diner with under floor heating that opens onto a beautifully maintained West-facing rear garden.

On the first floor, there are three generously sized bedrooms and a en-suite encompassing a juczzi style tube, with an additional shower room between the other two bedrooms. The loft has been expertly converted to create a bright double bedroom with an en-suite shower room. The lower ground has a rarely found pool, alongside an additional reception space with a utility room attached. Further to the garden lays a completely fabricated annex. The property benefits from ample storage throughout, and prepared in turn-key condition.

Nestled in the desirable area of Gladstone Park, this property benefits from its proximity to Gladstone Park and offers convenient access to brilliant schools. Excellent transport links ensure seamless connectivity to Central London and beyond, making this a perfect family home in one of London's most sought-after neighbourhoods.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777
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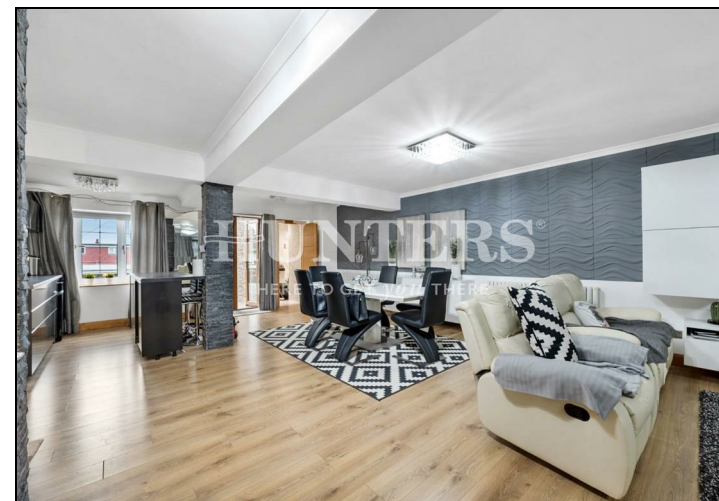
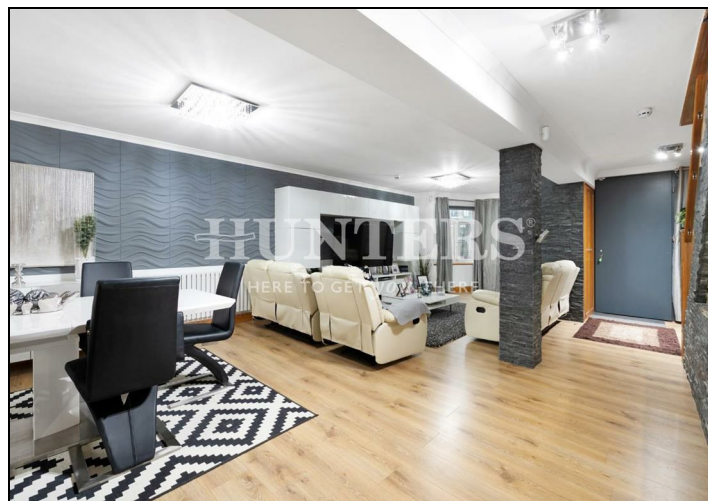
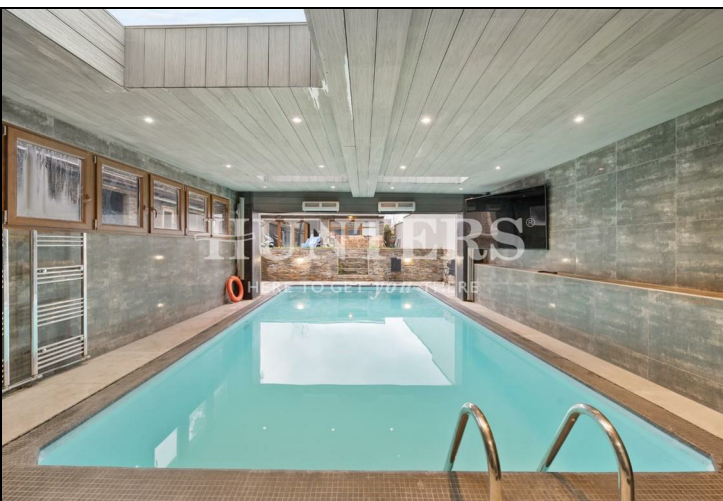


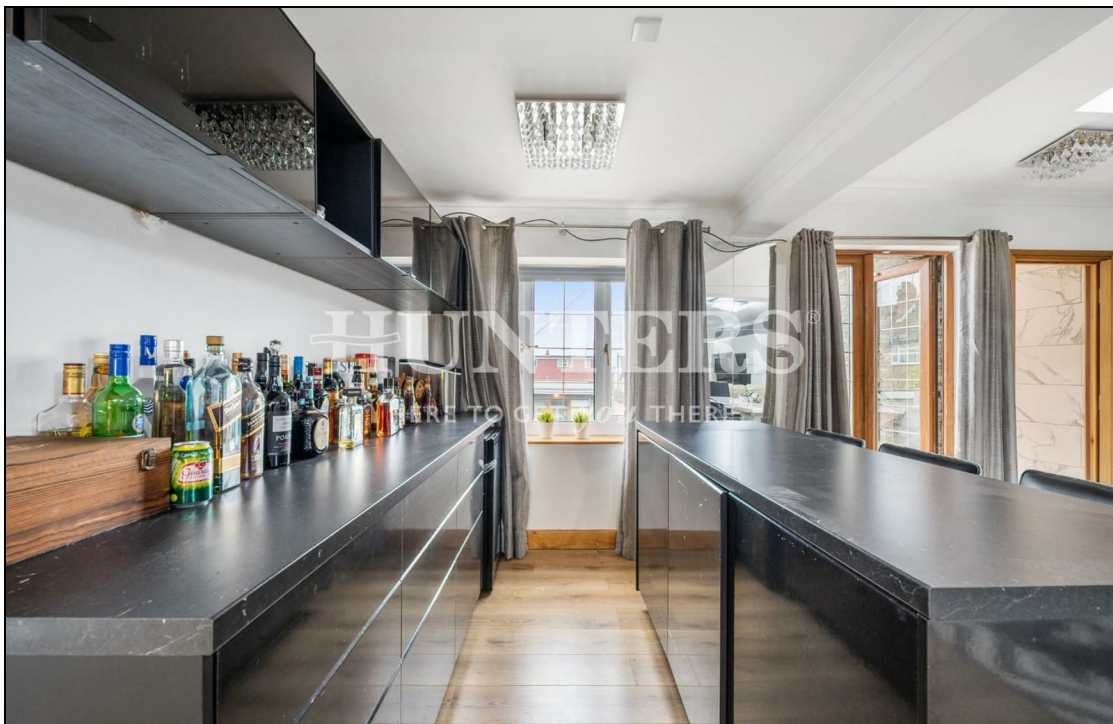
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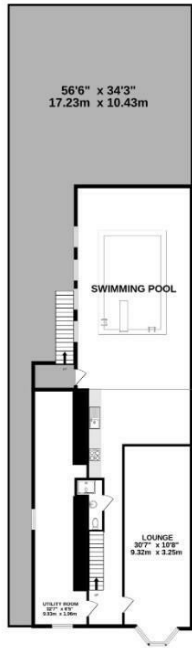


KEY FEATURES

- Five-bedroom, five-bathroom semi-detached house
- Over 4600 sq.ft. of living space
 - Guest house/annex
 - Private pool
- Three reception rooms
 - Off-street parking
 - Sold chain-free
 - High spec







BASEMENT
1483 sq.ft. (137.8 sq.m.) approx.



GROUND FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



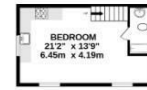
FIRST FLOOR
838 sq.ft. (77.2 sq.m.) approx.



LOFT FLOOR
587 sq.ft. (54.5 sq.m.) approx.



ANNEXE GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

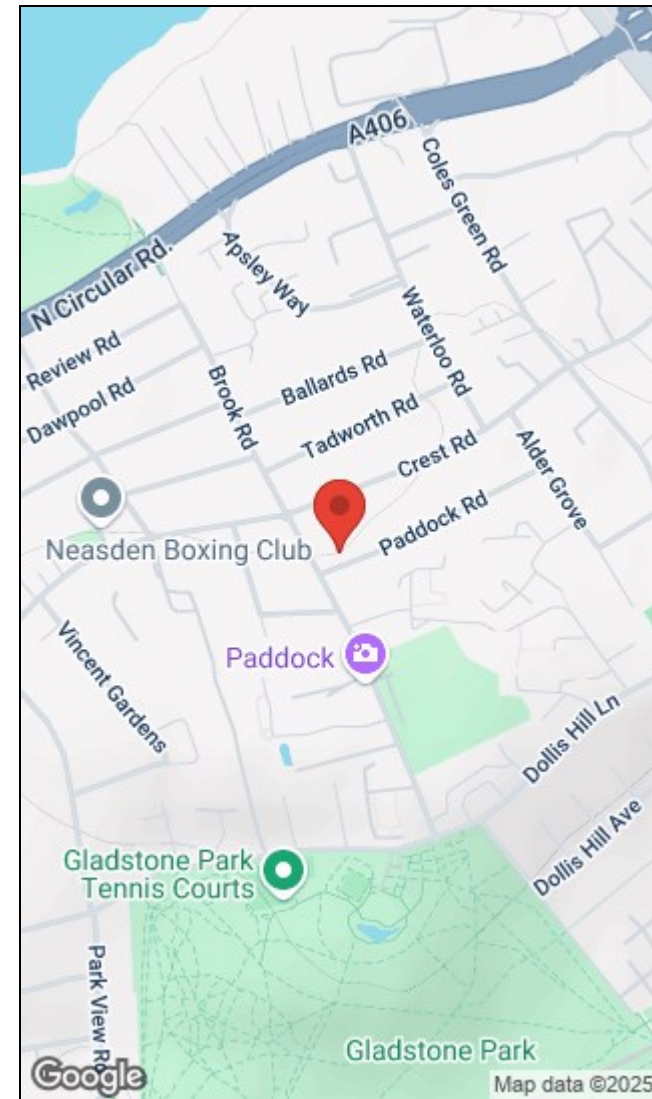


ANNEXE BASEMENT
285 sq.ft. (26.5 sq.m.) approx.

TOTAL FLOOR AREA : 4616 sq.ft. (428.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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