



Christchurch Hill, Hampstead, NW3

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Christchurch Hill, Hampstead, NW3

Architecturally designed, and available to buy for the first time, a stunning home positioned within the heart of conservation Hampstead.

Positioned on a tranquil and prime residential street in the heart of Hampstead Village, moments from the wide open spaces of Hampstead Heath, a beautiful home that is presented to an exemplary standard, and that has been thoughtfully designed to provide easy living over two and a half floors.

The space is truly unique and this beautiful early Victorian residence that was once a coach house, extends to approx. 1,000sq.ft.

The walled entrance provides private and secure access into the front garden, and the house beyond. The entrance porch brings you into the exceptionally light, open plan living room that opens onto the dining area and the kitchen with fully integrated appliances.

On the first floor is the principal bedroom with vaulted ceiling and en-suite bathroom and the second double bedroom, whilst the second floor is a mezzanine that can be utilised as a third bedroom/home office dependent on the requirement.

The house is conveniently located between the expansive 800 acres of Hampstead Heath and Hampstead Village. Hampstead underground station (Northern line) is within 0.3miles along with the extensive array of shops, eateries, village pubs and other amenities that the picturesque village affords.

Sitting room/dining area and Kitchen
Downstairs W.C./shower room | Principal bedroom with en-suite bathroom | Guest bedroom | Mezzanine/office space | Private garden | Off street parking | Residents parking CA-H
EPC Rating C

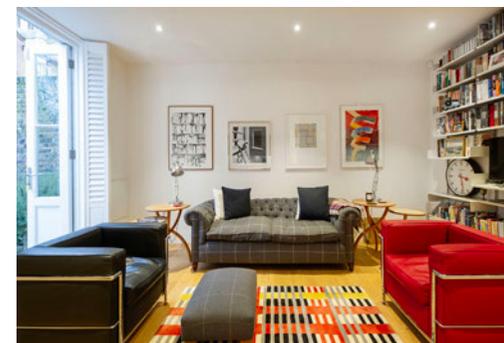
Terms

Tenure: Freehold

Council Tax: Band G

Local Authority: Camden

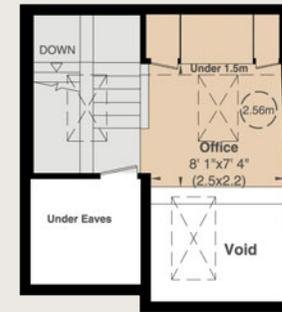
Guide Price: £2,250,000



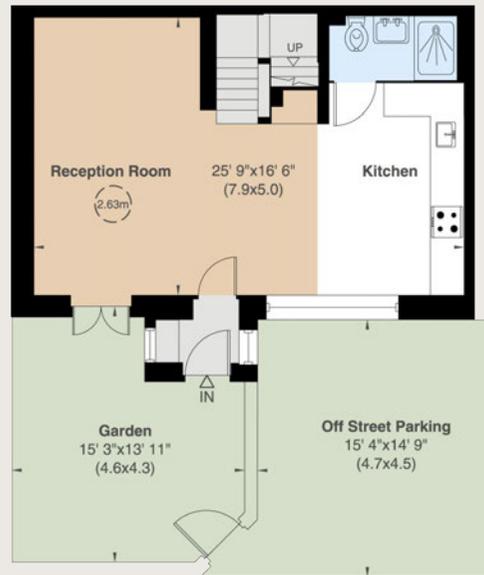




Approx. Gross Internal Area
 1077 sq ft (100 sq m) Including under 1.5m and under eaves
 1000 sq ft (93 sq m) Excluding under 1.5m and under eaves



Second Floor



Ground Floor



First Floor

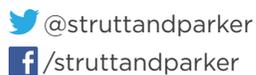
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Hampstead

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