



Christchurch Hill, Hampstead, NW3

For the finer things in property.

**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 to 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

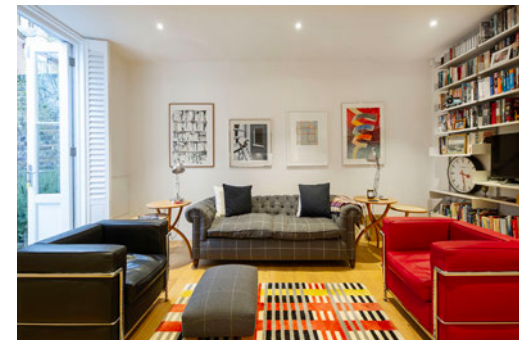
Terms

Tenure: Freehold

Council Tax: Band G

Local Authority: Camden

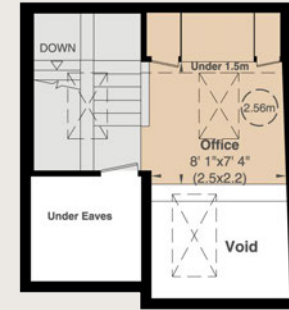
Guide Price: £2,250,000



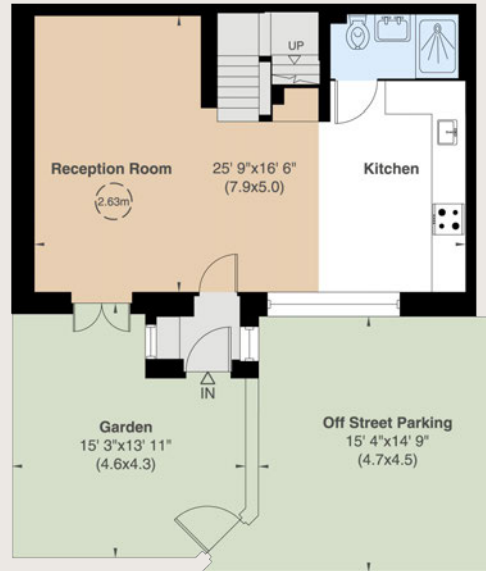




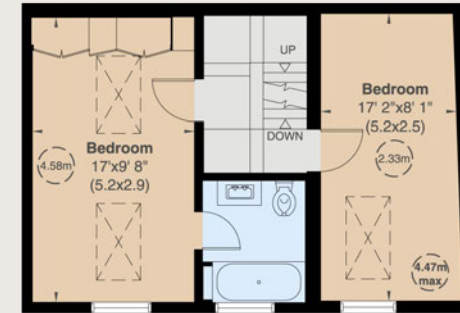
Approx. Gross Internal Area
1077 sq ft (100 sq m) Including under 1.5m and under eaves
1000 sq ft (93 sq m) Excluding under 1.5m and under eaves



Second Floor



Ground Floor



First Floor

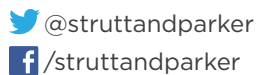
IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

Hampstead

020 7591 2225

sarah.james@struttandparker.com



Over 45 offices across England and Scotland,
including Prime Central London

For the finer things in property.

