



Willow Road
Hampstead NW3



A stunning Victorian house facing the Heath, uniquely positioned on Willow Road, a quiet and highly sought-after street in the heart of Hampstead. Its views of the surrounding village are quite exceptional. This is only the second time in 80 years the house has been on the market.

This film director's home is beautifully presented. A large Edwardian glass entrance porch leads into a spacious hallway, a high ceilinged kitchen and living room and downstairs WC. A dining terrace opens to a south facing garden - the largest in the street, a modernist summer house, a lily pond, and what is reputed to be the tallest rose in London.

Over the first and second floors there are four bedrooms and three bathrooms. Across the top two floors there is an outstanding modernist reception room with a mezzanine library and study. Two terraces - front and rear - offer picturesque views of the Heath, the Village, and an elevated view over the City of London.

In recent years, the house has been rented by leading Hollywood actors, writers, and directors.

The house further benefits from a self-contained two-bedroom basement flat. The entrance hall leads into a bright, south facing living room/dining area with an enclosed private terrace. There is a large windowed kitchen, a principal bedroom with en-suite bathroom, a second bedroom, and a guest WC and shower room.

N.B The owner of the lower ground floor apartment would like to retain the right of use, giving vacant possession in ten to fifteen years.





3,301 sq ft (307 sq m) | Freehold
Sought after, quiet road | Modernist
reception room | Large south-facing garden
Guide price £5,750,000

Location:

Willow Road is one of Hampstead's most desirable residential streets and is perfectly positioned between Hampstead Heath, (a vast expanse of 800 acres comprising open parkland, trails, woodlands, and open-water swimming ponds) and Hampstead Village, approximately 0.3 miles distant. The area - famously the home to artists and writers since the 18th century - boasts an array of boutiques, beautifully enriched local pubs, fine eateries and excellent connections to the city and the West End, the Underground (Northern Line). Additionally, Hampstead Heath Overground Station, is approximately 0.4 miles away.

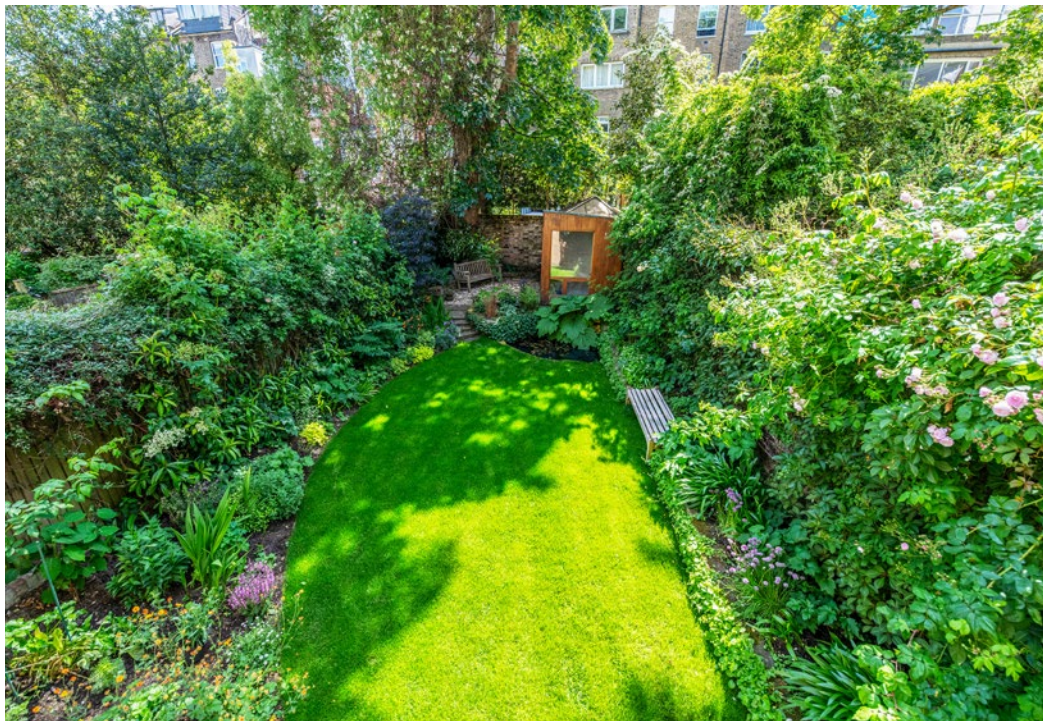
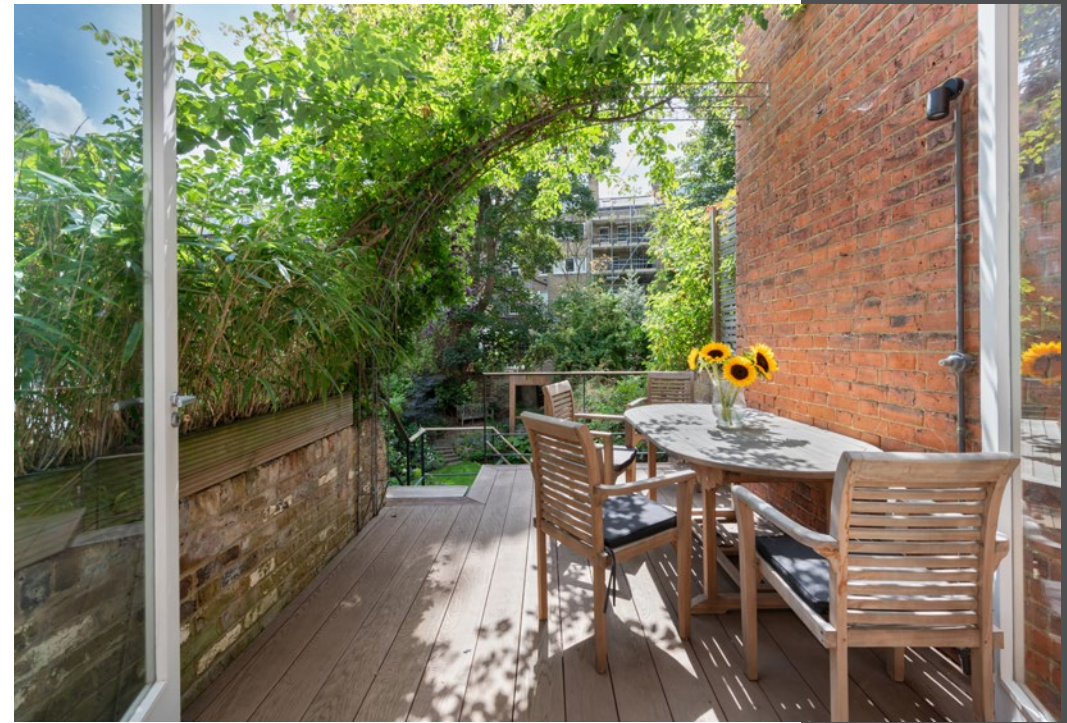
Local Authority: Camden

Council Tax: Band G

EPC Rating: C

Parking: On street: CAH Residents parking

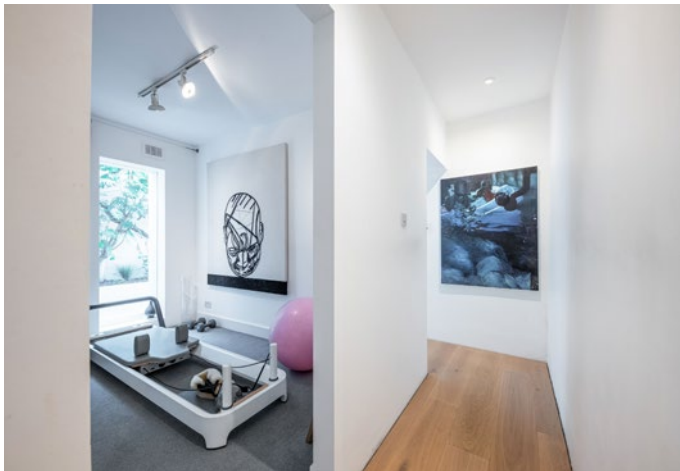
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>









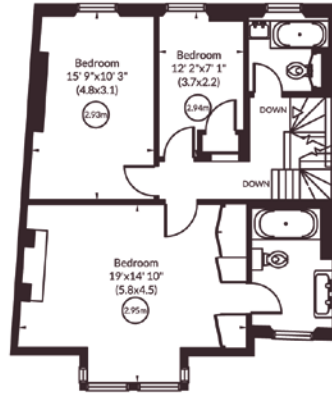




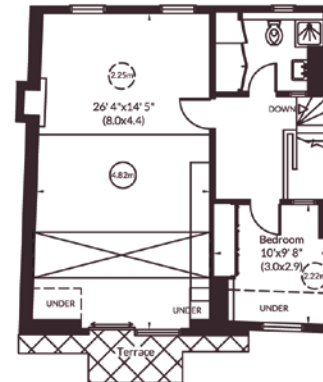
Approximate Gross Internal Area
 296 sq m / 3,187 sq ft
 Under 1.5m 4 sq m / 41 sq ft
 Summer House 7 sq m / 73 sq ft
 Total 307 sq m / 3301 sq ft
 Not to Scale, for identification only



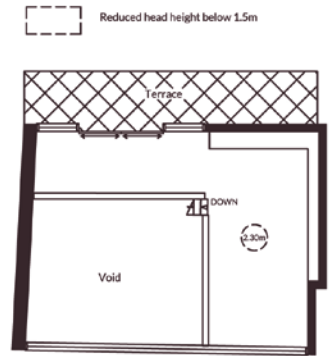
Upper Ground Floor



First Floor



Second Floor



Third Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
 All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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