



DOWNSHIRE HILL
HAMPSTEAD VILLAGE, NW3

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First time on the market in 25 years, this unique Grade II Listed studio house is quite simply breath-taking. The building dates back to circa 1820 when it formed part of a neighbouring school. Later, it became the studios of the Carline Family and famed meeting place for a large circle of painters known as the 'Hampstead Set'.

14b Downshire Hill is arranged over two floors only (2,149 sqft / 199.96 sqm), approached via a discreet gated street entrance with a stone paved pathway. The original 40ft x 25ft studio room, with its 11ft high pitched ceiling, is the living room and features 'herringbone' wood flooring, skylights and two glass turrets. The fitted kitchen is semi open-plan with a breakfast bar. There is direct level access onto a large split level, 32ft west-facing patio garden, with decking, Jacuzzi, raised flower beds, seating and storage area.

The principal bedroom suite and two further bedrooms are on the lower floor with two of the bedrooms having direct access to a lower patio area.

The property has been extensively and comprehensively refurbished including underfloor heating and partial air-conditioning (upper floor).

250m to the open spaces/ponds of Hampstead Heath, 400m to Hampstead High Street, 750m to Hampstead Underground Station (Northern Line).

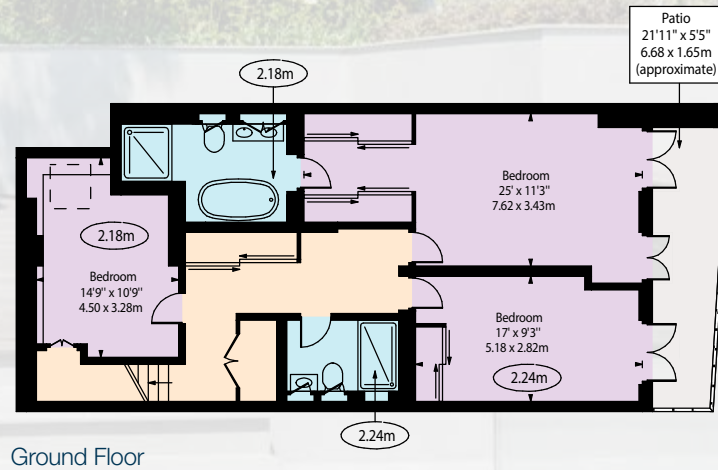




APPROXIMATE GROSS INTERNAL AREA
199.65 SQ_M (2,149 SQ_FT)



- Ceiling Height



ACCOMMODATION & AMENITIES

DISCREET GATED STREET ENTRANCE • STONE PAVED PATHWAY
• PITCHED-CEILING ENTRANCE HALL WITH EXPOSED BEAMS •
PERIOD STUDIO LIVING ROOM WITH SKYLIGHTS & TURRETS AND
'HERRINGBONE' WOOD FLOORING • SEMI OPEN-PLAN FITTED
KITCHEN / BREAKFAST BAR • GUEST CLOAKROOM • DIRECT LEVEL
ACCESS TO THE PATIO GARDEN, SPLIT LEVEL WITH DECKING,
SEATING, STORAGE AND RECENTLY LANDSCAPED FLORA • PRINCIPAL
BEDROOM WITH DRESSING AREA AND BATHROOM • 2 FURTHER
BEDROOMS • 1 FURTHER BATHROOM • PARTIAL AIR CONDITIONING,
UNDERFLOOR HEATING, ENTRYPHONE SYSTEM

GUIDE PRICE: £4,250,000

LOCAL AUTHORITY: CAMDEN

COUNCIL TAX BAND: BAND F

EPC: TBA

FREEHOLD

JOINT SOLE SELLING AGENTS



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