



TRINITY CLOSE, WILLOUGHBY ROAD,
HAMPSTEAD VILLAGE, NW3



A former chapel situated off a quiet residential street in the centre of Hampstead Village, a short walk from the open expanses of the Heath. The house is part of a former Scottish Presbyterian Church, which stood on the site of the courtyard and dates to the mid-19th century.

It is set to the rear of a cobbled courtyard and behind the towering magnolia and hedging of a private front garden along its eastern front façade. With the exception of a parking space and bin stores for the two neighbours, the whole of the courtyard is for the exclusive use of this property.

Its currently arranged as a four-bedroom dwelling comprising almost 2,000 sq. ft, with dramatic living spaces set over a vaulted upper level with soaring five-metre ceilings and a total length of almost ten metres, with two terraces, a private front garden and designated off-street parking with an electric charging point.

The owner has recently spent over £100,000 enhancing the house, and with the current consented planning permission, there is an opportunity of expanding the space, to include additional rooms and increased useable outside area.

Hampstead station (Northern Line) is a few minutes' walk from the house, while Hampstead Heath and Finchley Road & Frognal Overground stations are only slightly further afield.

GUIDE PRICE £3,000,000

JOINT SOLE AGENT

FREEHOLD

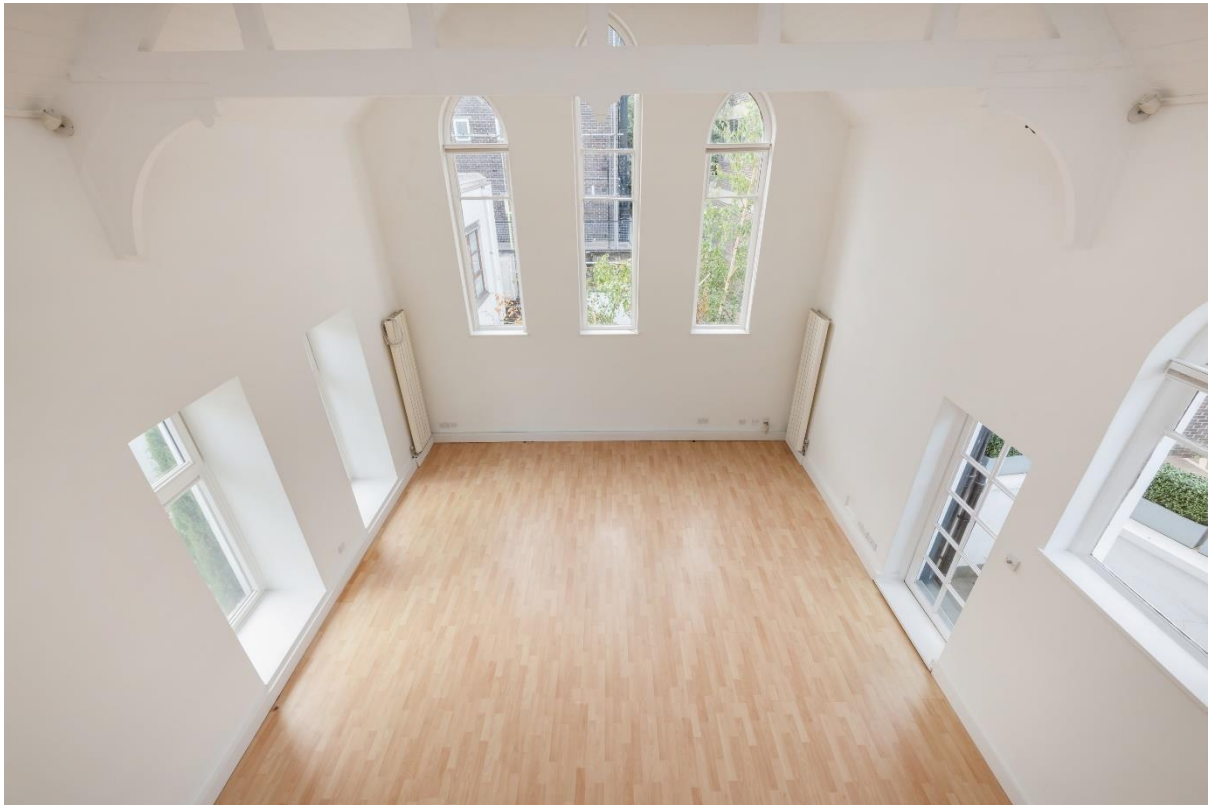
ACCOMODATION & AMENITIES

ENTRANCE HALL, VAULTED RECEPTION ROOM, KITCHEN, GUEST WC/SHOWER ROOM, MEZZANINE GALLERY, PRINCIPAL BEDROOM WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, STORAGE, OFF STREET PARKING WITH AN ELECTRIC CHARGING POINT, FRONT AND SIDE GARDENS, TWO TERRACES. COMPREHENSIVE PLANNING PERMISSION - FURTHER DETAILS UPON REQUEST, COUNCIL TAX BAND: G, EER: E



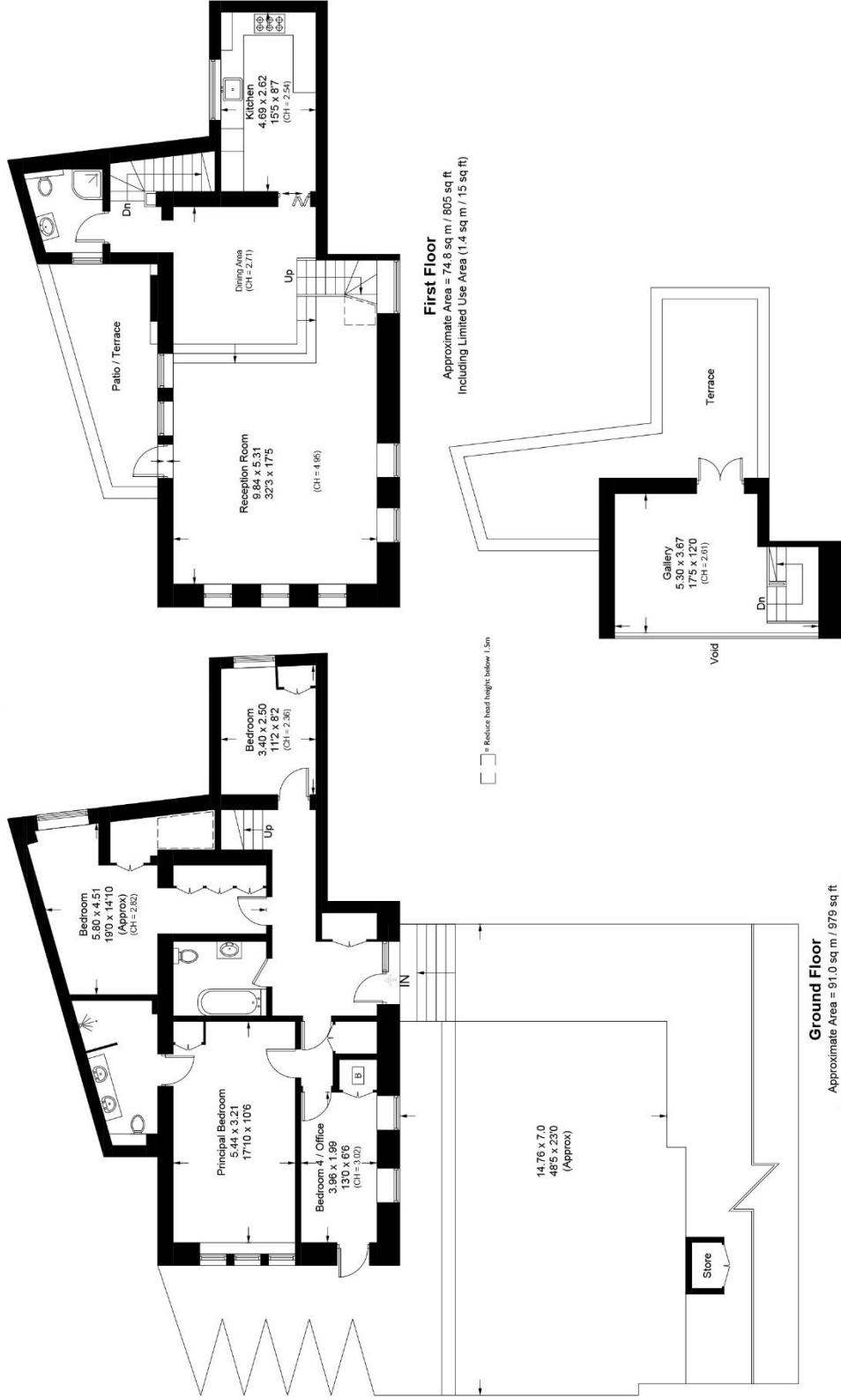






Trinity Close, NW3

Approximate Area = 183.9 sq m / 1979 sq ft
 Including Limited Use Area (4.4 sq m / 47 sq ft)
 External Store = 1.0 sq m / 11 sq ft
 Total = 184.9 sq m / 1990 sq ft



Ground Floor
 Approximate Area = 91.0 sq m / 979 sq ft
 Including Limited Use Area (3.0 sq m / 32 sq ft)

First Floor
 Approximate Area = 74.8 sq m / 805 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)

Second Floor
 Approximate Area = 18.1 sq m / 195 sq ft

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







