



CHURCH ROW

HAMPSTEAD VILLAGE, NW3

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Originally built c1709 this is an extremely rare opportunity to acquire a Grade II listed family house, comprising in excess of 4,620 sq ft at the heart of Hampstead Village. The house has been beautifully maintained by the current owners and sympathetically restored and refurbished over the last 10 years.

This exquisite home, has been in the same occupancy for over 46 years and still retains most of its original features including wall panelling, fireplaces, box cornice, dadoes and door architraves. It really must be seen to be fully appreciated.

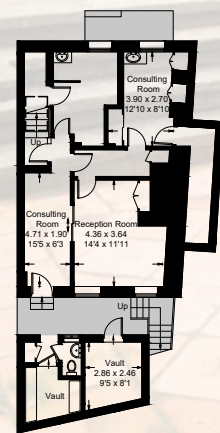
The house benefits from what we believe to be one of the largest, beautifully landscaped, walled garden on the road which extends to over 100' with verdant uninterrupted views, whilst the front aspect looks down Frognaal Way path with far reaching Southerly views beyond.

Church Row is known to have many of the finest Georgian houses in Hampstead and abuts Heath Street, in the heart of the Village. The road has long been revered and appreciated and as one of Hampstead finest.

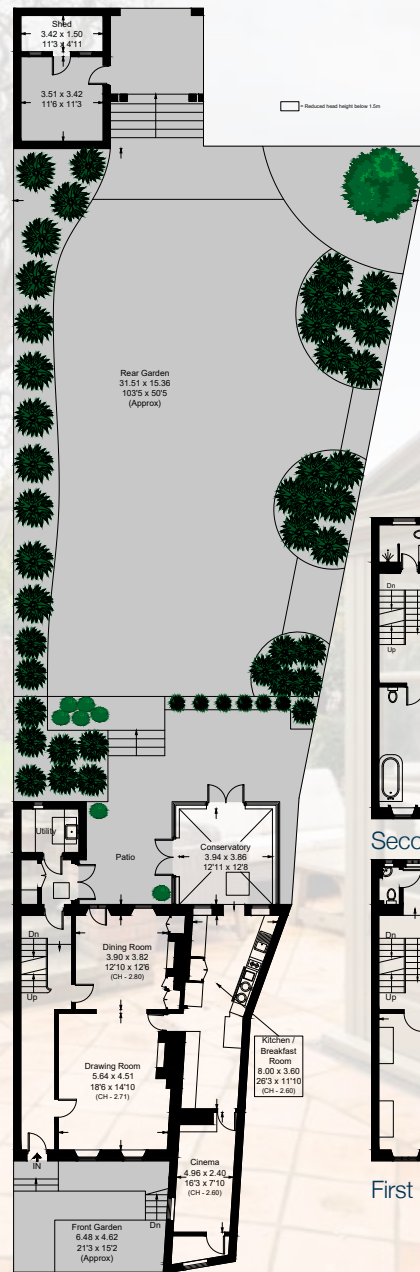




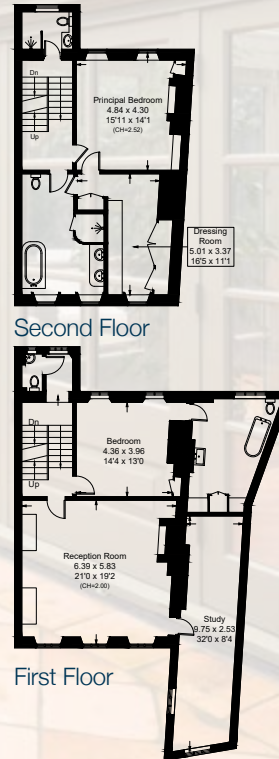
APPROXIMATE GROSS INTERNAL AREA
429.2 SQ_M (4,620 SQ_FT)
VAULTS 14.0 SQ_M (151 SQ_FT)
TOTAL 443.2 SQ_M (4,771 SQ_FT)
(EXCLUDING SHED)
INCLUDING LIMITED USE AREA
8.0 SQ_M (86 SQ_FT)



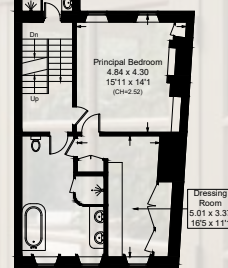
Lower Ground Floor



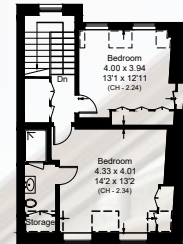
Ground Floor



First Floor



Second Floor



Third Floor



ACCOMMODATION & AMENITIES

PANELLED ENTRANCE HALL • DRAWING ROOM
DINING ROOM • KITCHEN/BREAKFAST ROOM
CONSERVATORY • MEDIA ROOM • UTILITY ROOM
CLOAKROOM • RECEPTION ROOM • 32' DOUBLE STUDY
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM AND
DRESSING ROOM • THREE FURTHER BEDROOMS • TWO
EN SUITE • SHOWER ROOM • LOWER GROUND FLOOR
POTENTIAL FLAT/CONSULTING ROOMS • TWO VAULTS
BEAUTIFUL 103' WALLED GARDENS • FEATURE GARDEN
FOLLY • AMPLE GARDEN STORAGE • RESIDENTS PARKING

PRICE ON APPLICATION

FREEHOLD

JOINT SOLE AGENTS

MARCUS
PARFITT

RESIDENTIAL SALES & ACQUISITIONS

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