



LOVE LIVING

HACKNEY



39e Frognal, Hampstead, NW3 6YD

£1,500,000



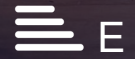
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£1,500,000

39e Frognal

Hampstead, NW3 6YD

- Grade II listed
- Over 1,332 square feet
- Top floor
- Close to Hampstead High Street
- Private terrace
- Former artist studio

The Home -

This truly unique former artist's studio is positioned on the top floor of a Grade II-listed Victorian house in Hampstead. Commissioned by the late children's illustrator Kate Greenaway, the house was built in 1885 by the architect Richard Norman Shaw. Over 1,332 square feet of living space, tall ceilings and original features are present throughout, far reaching views across the London skyline from the vast landing area and bedroom. The orientation of the living area was deliberately designed to fill the room with even north-eastern light, and therefore provides the perfect conditions for painting. The property is located a short walk from Hampstead High street with all its wonderful restaurants, cafes and shops and the the underground station that provides easy access to central London. The famous green space of Hampstead Heath is nearby with its open air swimming pools and breathtaking views.



The Indoors

Steps through the lush front garden, lead to a doorway with architraves and a part-glazed panelled front door. The house is arranged over three floors and has been split into three separate dwellings. The original balustrade is present on the communal staircase and the lobby area has a wonderful mix of original parquet flooring and mosaic tiles. The entrance to the apartment lies on the third floor, the landing is painted in a dusty pink shade by Farrow and Ball and has views of the London skyline. Off the spacious landing there are wide doorways that lead to a spacious double bedroom, here we have more of the views over London and a large walk in wardrobe. There is a separate shower room with a window, hand wash basin, storage beneath and W.C.

Large double doors open out into the main living space, a vast room with high ceiling and original fireplaces. The natural light in this room is particularly striking, deliberately designed by the Victorian architect Richard Norman Shaw for Kate Greenaway with the intention to fill the room with even, north-eastern light throughout the day. The contemporary kitchen and island are neatly arranged at one end of the space. A useful pantry cupboard sits behind, with plenty of shelving for storage. Further storage sits opposite behind two original doors, with small windows inside.





Directions

The Outdoors

The shape of the terrace was purposefully designed to face north-east to ensure plenty of natural light to flood the studio. It provides lovely views across the rear gardens and trees. Protected by a white painted fence, there's plenty of space for a table and chairs.

Loving the location

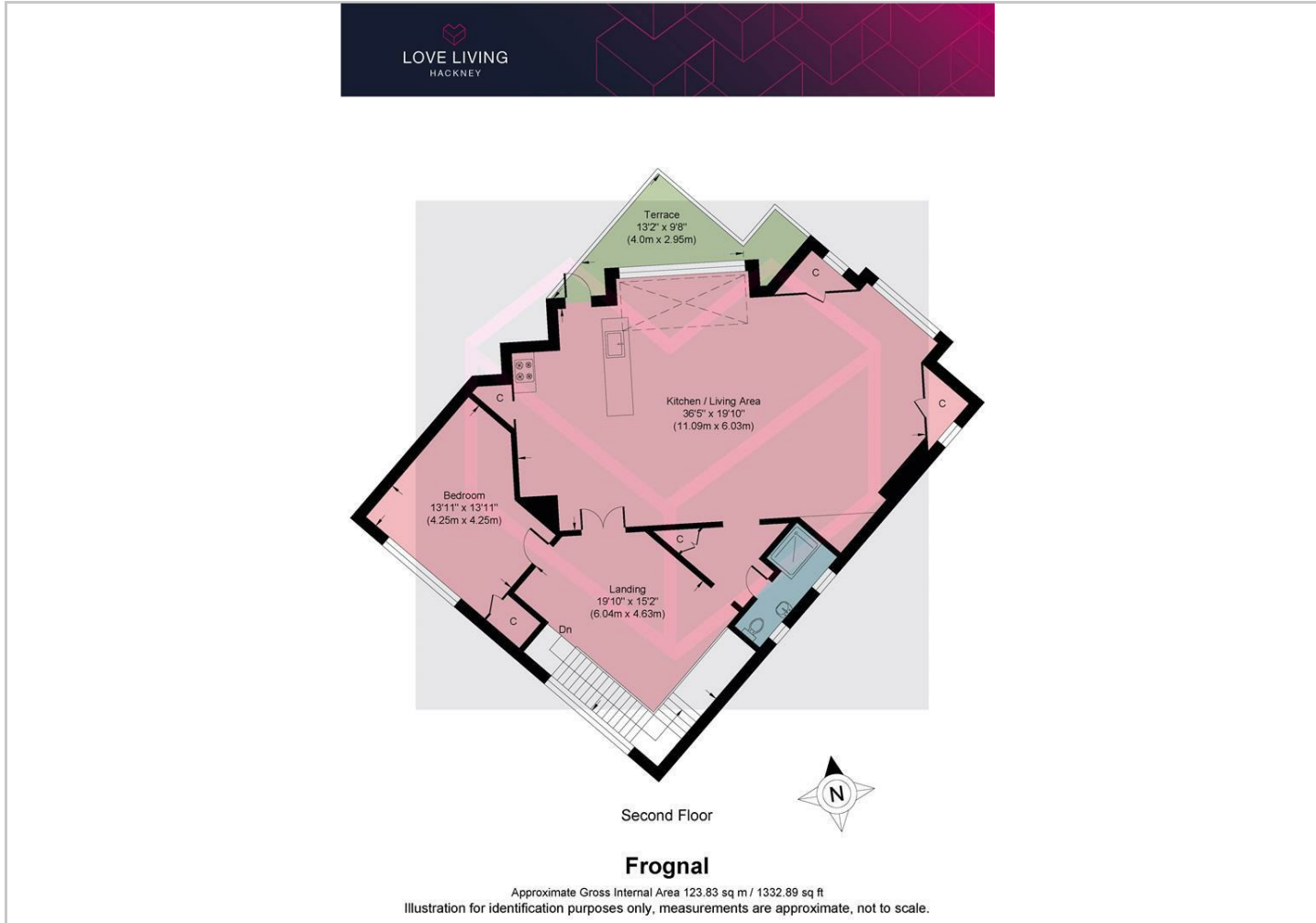
The house is just a few minutes' walk from the local spots that make Hampstead one of the most sought-after locations in London. Hampstead High Street offers plenty of shops, cafes and eateries, there are numerous famous pubs nearby, including The Horseshoe, The Flask and The Holly Bush, while the green expanse of Hampstead Heath is just minutes away. The internationally acclaimed Camden Art Centre is nearby, and some of London's best independent schools can be reached on foot.

The Hampstead Tube station (Northern line) is a mere 0.4 miles away, while the Finchley Road Tube station (Metropolitan and Jubilee lines) is conveniently located just 0.6 miles away. These walking distances ensure seamless commuting and effortless exploration of the city. While Finchley Road and Frognal Overground Station is only 6 minutes away by foot.





Floor Plans



Viewing

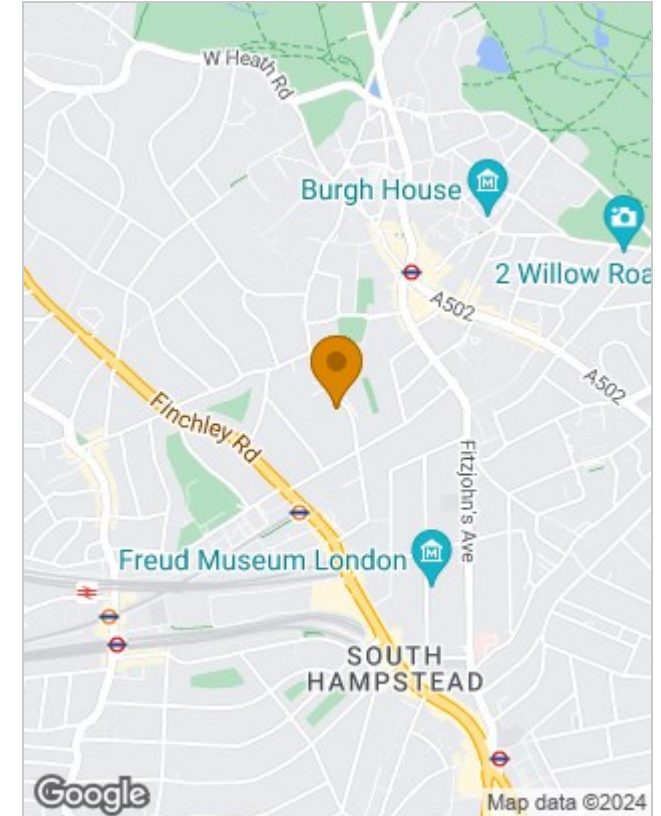
Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	