

**THE DUTCH HOUSE  
77A FITZJOHN'S WOOD  
HAMPSTEAD  
LONDON  
NW3**



**Bargets Estate Agents**

**THE DUTCH HOUSE**  
**A RARE EXCEPTIONAL LANDMARK PROPERTY**  
**PROMINENTLY POSITONED IN THE HEART OF HAMSTEAD VILLAGE**



**The Dutch House. A rare exceptional landmark property, prominently positioned in the heart of Hampstead Village.**

**Set within its own grounds, the special property is surrounded by walled gardens, with twin separate gates leading to off-street parking for multiple vehicles, a further driveway and an integral garage.**

**The detached family home which uniquely has been in the same ownership for nearly 50 years, provides generous and flexible accommodation throughout. Comprising; entrance hall, grand and elegant entertaining rooms across the superb wide ground floor, along with a sizeable kitchen/breakfast room and separate office. The 2 upper floors are configured with 6 generous bedrooms, served by 4 bathrooms, including an excellent master bedroom ensuite with dressing room. The lower ground floor area offers significant scope, currently arranged with a utility room, wine cellar and internal access to the integral garage.**

**Enviably positioned on the corner of Prince Arthur Road and Fitzjohn's Avenue, only moments' walk from Hampstead Village where one can enjoy the vibrant cafés, boutiques, shops, restaurants and transport facilities, including Hampstead Underground Station (Northern Line) and convenient access into the vibrant heart of Central London.**

**FREEHOLD**

**GUIDE PRICE**

**£6,950,000**

**Subject to Contract**



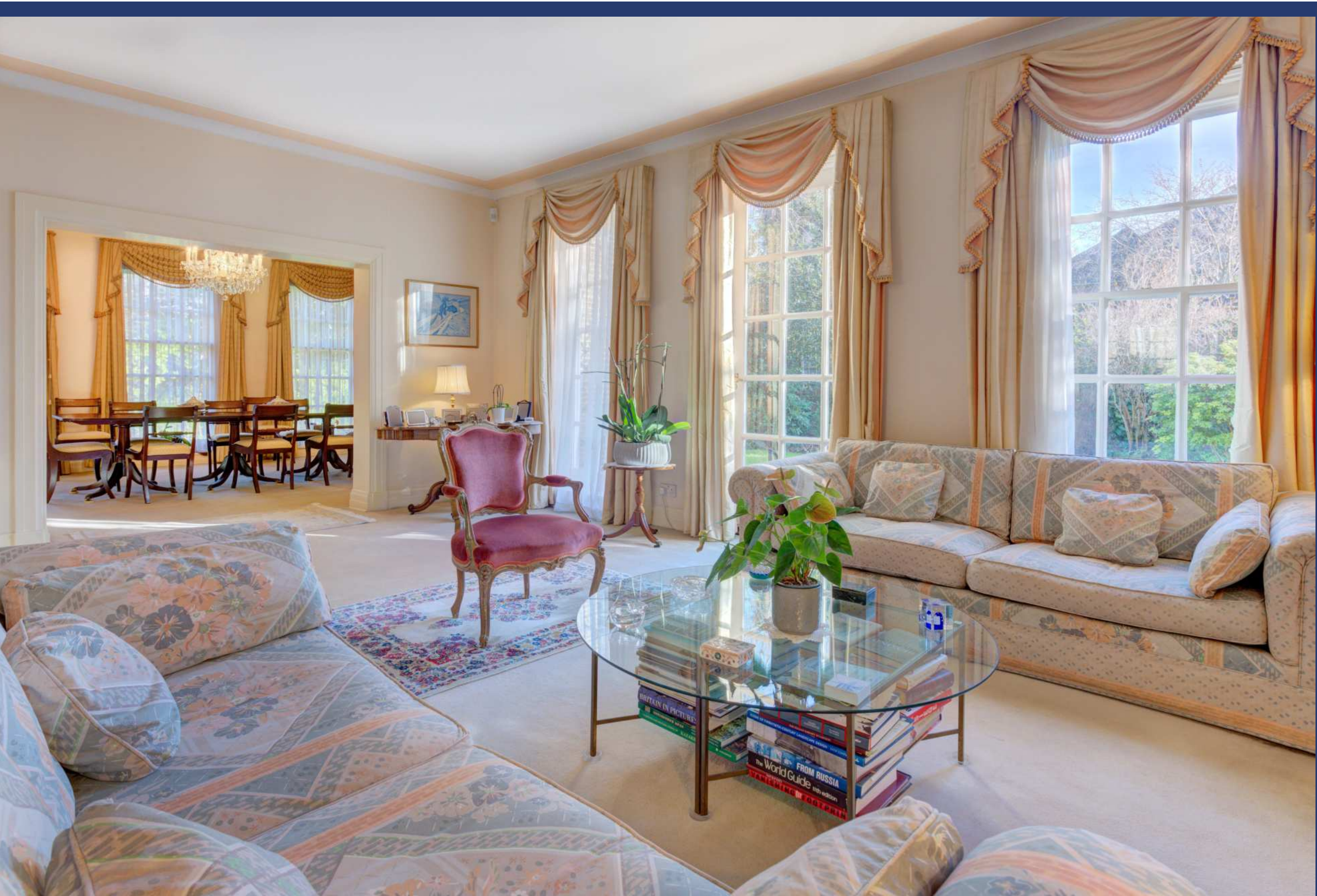
**Entrance Hall / Reception Room / Dining Room / Kitchen/Breakfast Room / Office /  
Principal Bedroom Suite with Dressing Room / 5 Further Bedrooms / 3 Further  
Bathrooms (1 Ensuite) / Guest Cloakroom WC / Utility Room / Wine Cellar / Lift /  
Integral Garage / Driveway / Off-Street Parking for Multiple Vehicles / Garden**











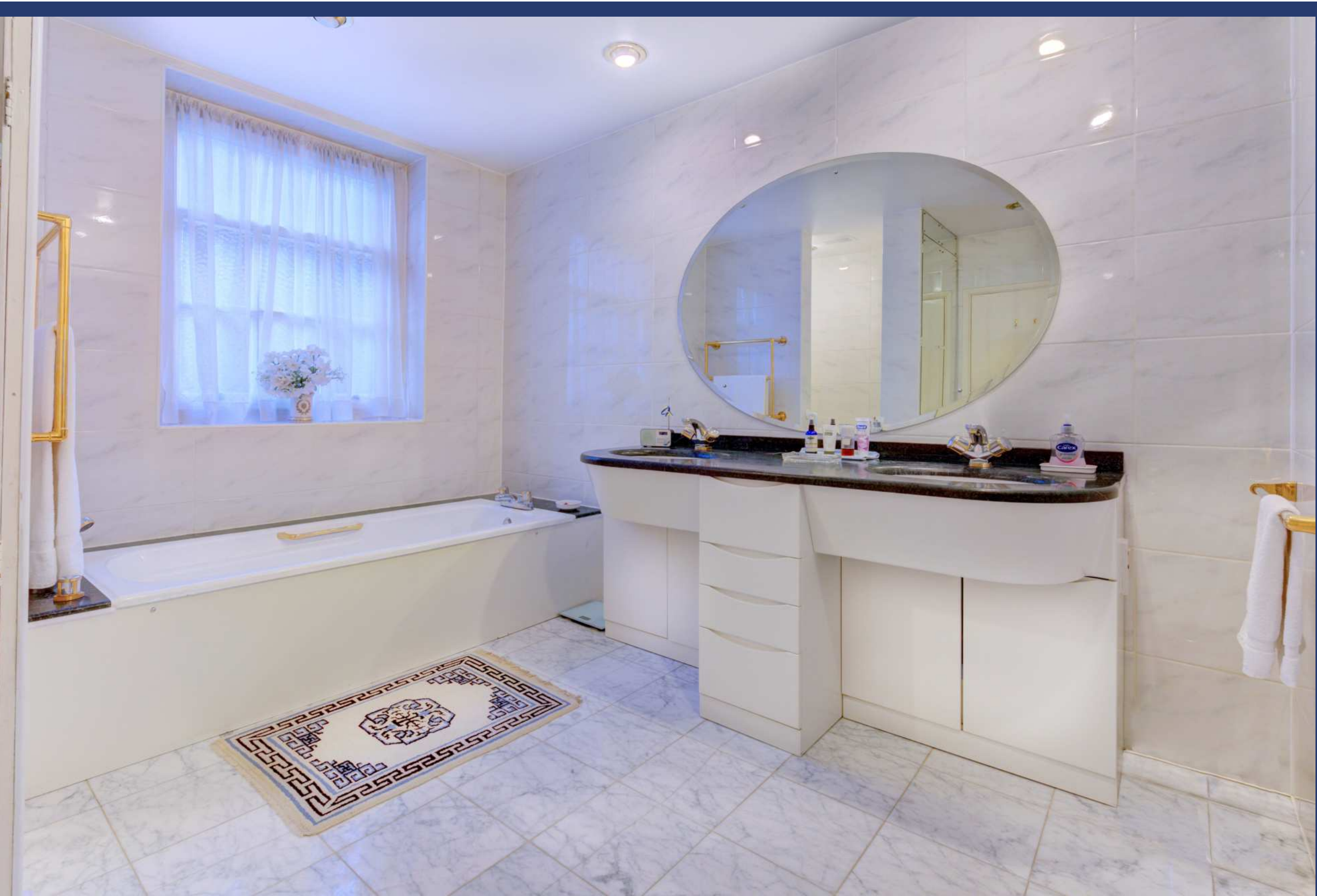
















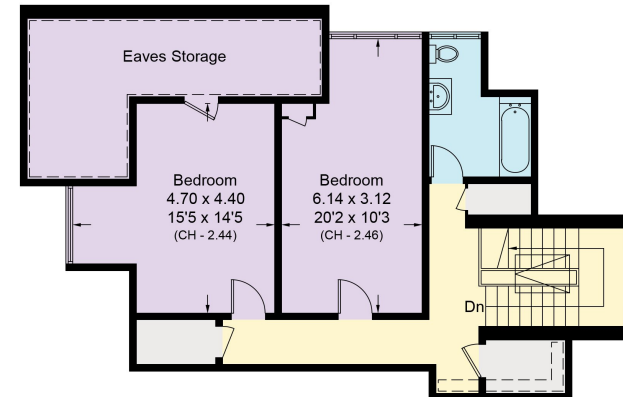
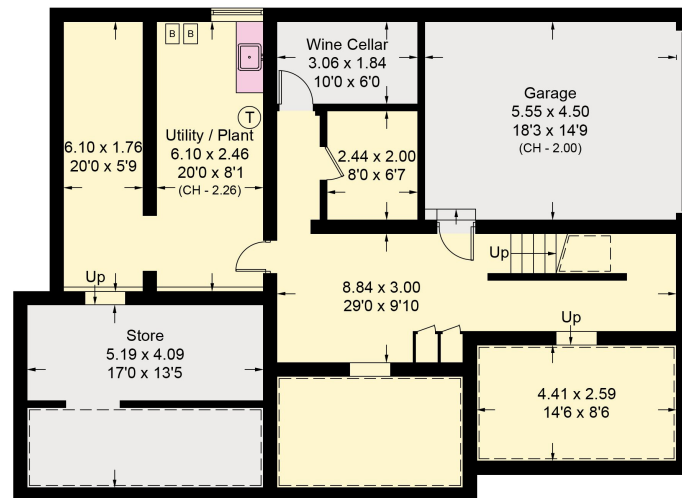
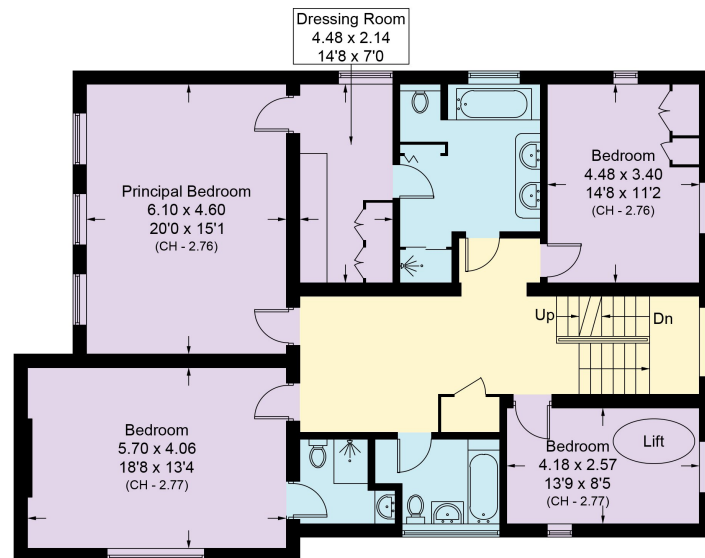




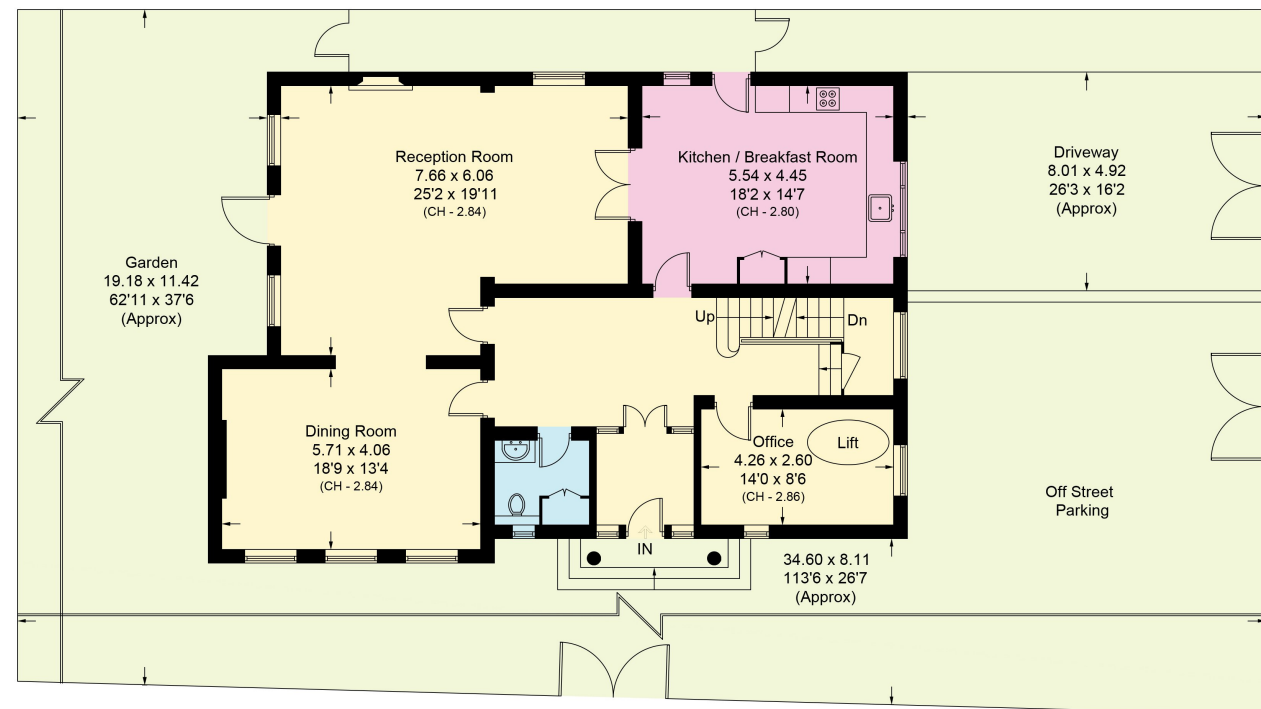


# Fitzjohns Avenue, NW3

Approximate Area = 511.1 sq m / 5501 sq ft  
Including Limited Use Area (53.4 sq m / 575 sq ft) / Garage & Eaves Storage



□ = Reduce head height below 1.5m



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.