

# AUCOOT



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## ADDRESS

Watt House, Hampstead Borders, London,  
NW2

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## PRICE

£1,675,000

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## ARCHITECT

Arcvelop

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## INFORMATION

Tucked behind the historic façade of a 1920's keeper's cottage, this architecturally reimagined three-bedroom home strikes a compelling balance between heritage and contemporary craft. Subject to a meticulous back-to-brick renovation, the house now extends across three thoughtfully configured storeys and comes with the benefit of a 10-year New Build Guarantee. Behind the Dutch-gabled frontage, the interior unfolds as a sequence of generous, light-filled living spaces, each defined by a quiet material palette, intelligent spatial flow, and a considered connection to the outdoors.

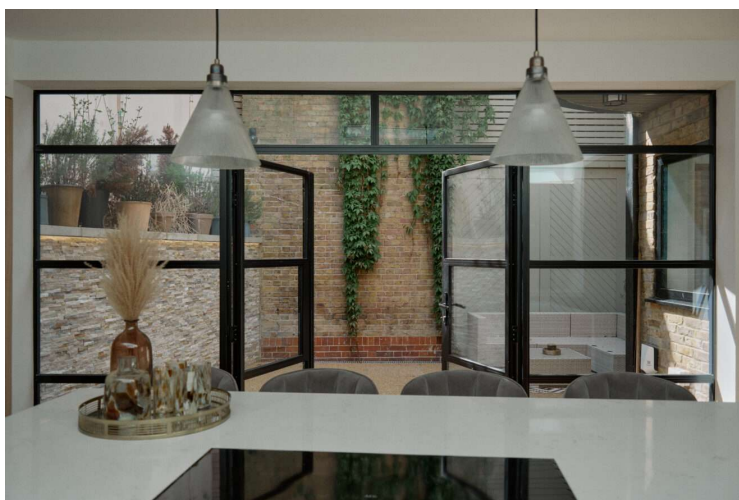
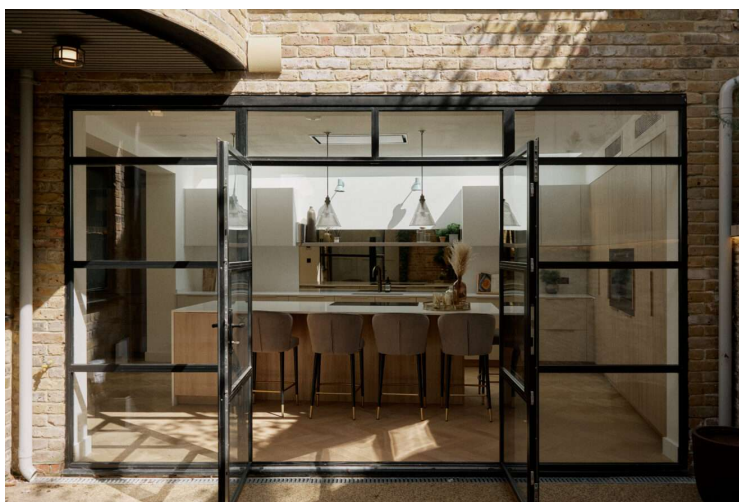
The original brick façade – composed of yellow and red London stock – belies the transformation that lies beyond. Accessed via a discreet gated driveway, the entrance opens to a warm and practical hallway, where underfloor heating runs beneath Mandarin Stone tiles and a wood-burning stove anchors the space. A guest WC and ample built-in storage are tucked cleverly to one side.

The ground floor is given entirely to living, dining and cooking. At the rear, a custom Schmidt kitchen is framed by Corten-effect cabinetry and a quartz-topped island, with appliances by AEG and a Quooker tap adding to the ease of everyday use. The adjoining living area is serene and social in equal measure – bathed in light from a run of Crittall-style glazing that opens onto the rear patio. Engineered oak parquet adds warmth underfoot, while triple glazing and air conditioning ensure comfort in every season.

Upstairs, the principal bedroom is softly textured with built-in wardrobes and opens onto a curved private terrace. Its en suite bathroom is fitted with a walk-in shower and refined finishes. A second bedroom and family bathroom with a deep porcelain bath complete this floor. Ascend again to find a voluminous third bedroom or work space, crowned by an exposed pitched roofline with skylights overhead. A second balcony on this level offers a quiet outlook and space for planting or morning coffee.

Environmentally conscious upgrades – including an air-source heat pump and discrete solar panels – were seamlessly integrated during the renovation, enhancing energy efficiency without compromise to design.

Externally, the home benefits from three distinct outdoor areas: a gated driveway with off-street parking for two cars and an EV charging point; a private patio extending from the living space; and two upper-level terraces, each with its own character and orientation – ideal for dining, growing, or simply retreating into the rhythm of the day.

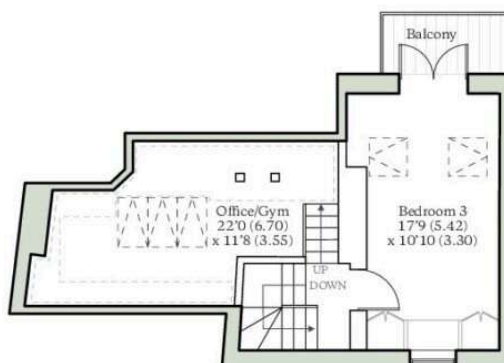




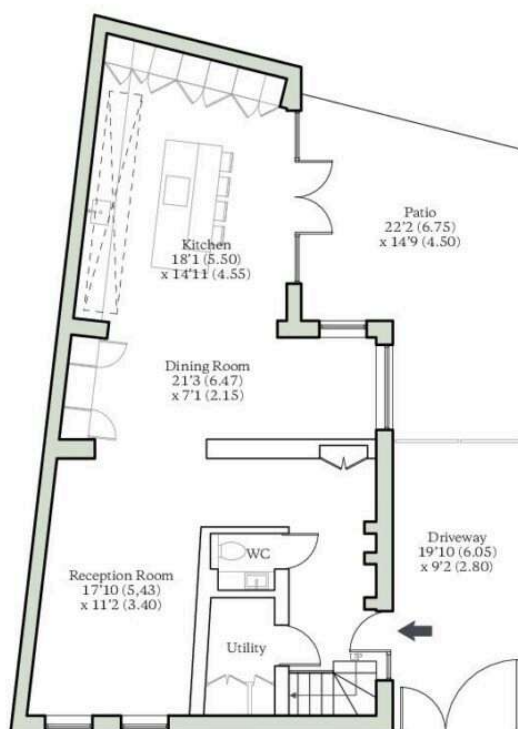
## FINCHLEY ROAD, LONDON, NW2

Approx. Internal Area = 1750 sq ft / 163 sq m  
Limited Use Area(s) = 123 sq ft / 11 sq m  
Total Area = 1873 sq ft / 174 sq m  
Approx. patio and balcony area = 645 sq ft / 60 sq m  
For identification only - Not to scale

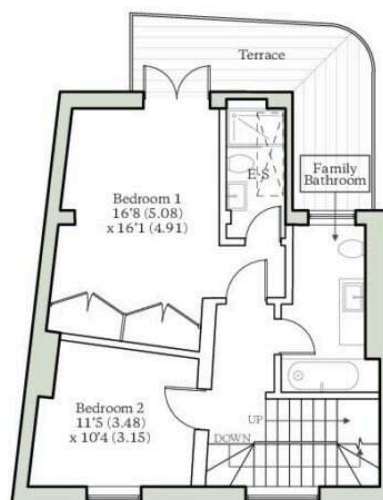
Denotes restricted  
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

**AUCCOOT**  
RICS Property Measurements Standard