



ROSSLYN HILL  
LONDON, NW3

GRANT J BATES  
— PROPERTY —







# A distinguished Victorian home blending period elegance with contemporary design

GJB

## Rosslyn Hill, London, NW3

### Freehold

- 5,347 sq ft
- 7 Bedrooms
- Gated Driveway
- Newly redeveloped & refurbished
- Self-Contained Apartment
- Hampstead Village
- First time to market in 75 years

### Description

Set behind electric gates with a walled frontage, this remarkable late-19th-century Victorian home blends timeless character with contemporary luxury. Offered to the market for the first time in 75 years, it has undergone a full-scale renovation completed in 2024, offering over 5,300 sq ft of refined accommodation across four beautifully designed floors.

Period details—Flemish bond brickwork, stone accents, and bay windows—have been carefully preserved, while interiors feature high-spec finishes, state-of-the-art systems, and flexible living spaces.

A gated driveway provides secure parking for six vehicles and includes dual EV charging points. The expansive open-plan ground floor centres on a Bulthaup kitchen with Gaggenau and Bora appliances, flowing seamlessly to landscaped gardens across three tiers. A detached garden studio with shower room is ideal as a gym, office, or creative space.

The raised ground floor offers two elegant reception rooms, a study, and guest cloakroom. Upstairs are four generous bedrooms and four bathrooms (three en suite), all with air conditioning and advanced heating systems. The top floor hosts a luxurious principal suite with private terraces, steam room, walk-in wardrobe, and kitchenette.

The lower ground floor includes a self-contained two-bedroom apartment, utility room, plant room, and ample storage.

### Situation

Perfectly positioned within Hampstead's Conservation Area, just moments from Hampstead Heath, boutique shops, and excellent schools, this exceptional home offers period charm, cutting-edge comfort, and grand-scale living in one of London's most sought-after locations.

### Additional Information

**Local Authority:** Camden

**EPC Rating:** C

**Council Tax Band:** H

### Grant J Bates

#### Director

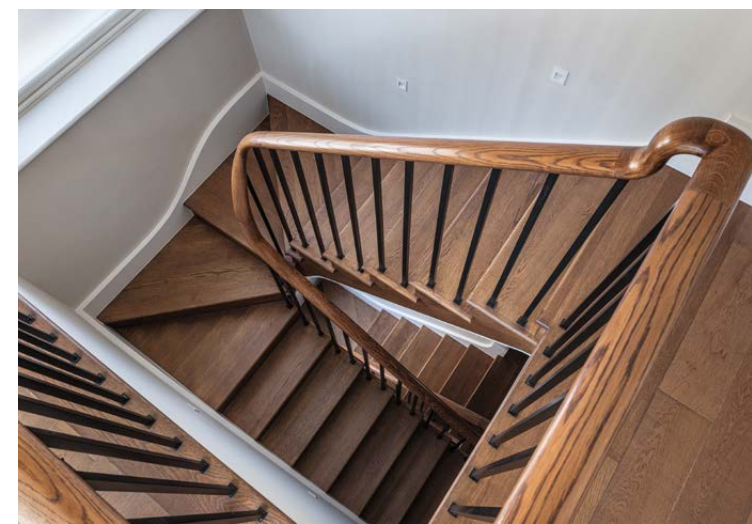
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## Rosslyn Hill

Approximate Gross Internal Area = 456.6 sq m / 4915 sq ft (Including Reduced Headroom), Outbuilding = 40.1 sq m / 432 sq ft,  
Total = 496.7 sq m / 5347 sq ft, Approximate Gross External Area = 564.4 sq m / 6075 sq ft

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.