



AGINCOURT ROAD  
LONDON, NW3

GRANT J BATES  
— PROPERTY —







# A recently renovated four bedroom home by Hampstead Heath

GJB

## Agincourt Road, London, NW3

### Freehold

- Four Bedrooms
- Three Bathrooms
- Over 1,800 Sq Ft
- Full Back-To-Brick Renovation
- Solid Wood Kitchen
- Siemens Appliances
- Lusso Bathrooms
- Crittall Glazing
- Garden By Emily Hillier
- Restored Period Detailing

### Description

Agincourt Road, NW3, sits moments from Hampstead Heath and offers over 1,800 sq ft of beautifully reimagined Victorian living. Fully renovated back to brick in 2025, the house blends restored period character with refined contemporary design, supported by new electrics, plumbing, glazing and heating throughout.

The ground floor flows from a double reception room with restored fireplaces, handmade ceiling roses, coving and original stained glass, into a solid wood kitchen with Calcutta Gold Silestone worktops and Siemens appliances including built-in coffee machine, double oven, combination microwave, column fridge and freezer, gas hob, integrated dishwasher and a Quooker tap. Grade A herringbone flooring runs throughout, complemented by heritage doors and iconic Crittall glazing opening into a full-depth dining room and a garden designed by Emily Hillier, accessed via fully retractable frameless bi-folds.

The first floor is centred on a full-width principal suite featuring Grade A Versailles flooring, restored roses, fitted joinery and exceptional natural light, paired with a Lusso bathroom formed in stone with micro-cement walls and large-format tiling. A further double bedroom with ensuite sits to the rear. The top floor provides two additional bedrooms with wool-blend carpets and curated lighting from John Lewis and Laura Ashley, served by a Lusso family bathroom.

Handcrafted plasterwork, London Mosaic walkways and brass ironmongery complete the design.

### Situation

The house lies in a conservation area established in 1881, close to Belsize Park, Hampstead Heath and Gospel Oak stations, cafés, shops and green open space.

### Additional Information

**Local Authority:** Camden

**Council Tax Band:** G

**EPC Rating:** D

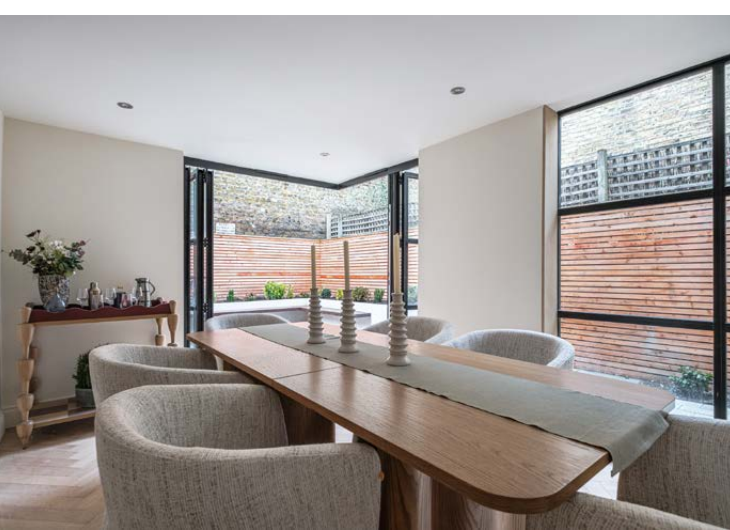
### Grant J Bates

#### Director

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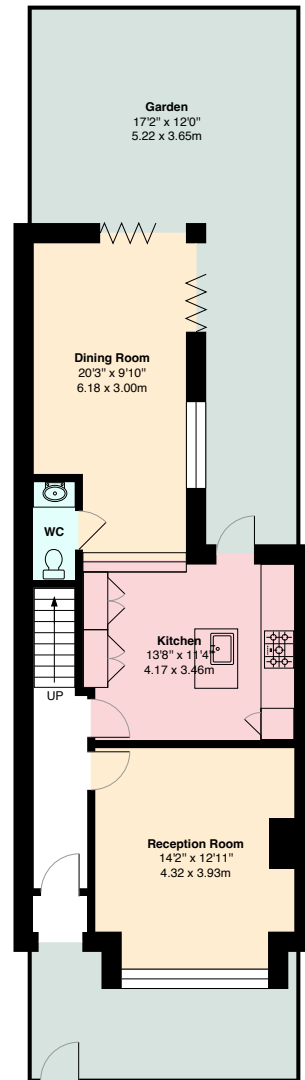
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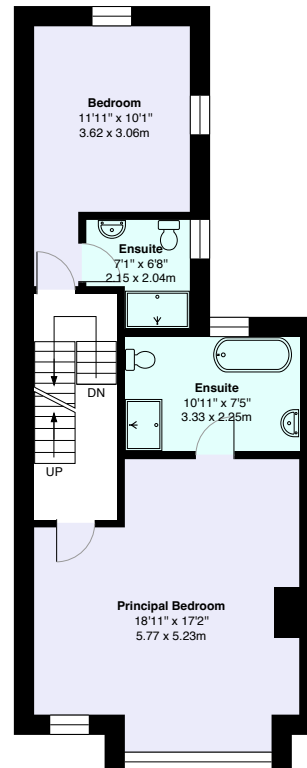




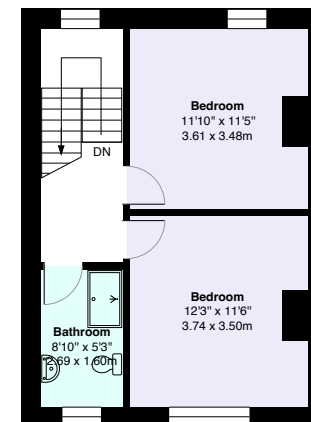




Ground Floor



First Floor



Second Floor

## Agincourt Road

Approximate Gross Internal Area = 1807 sq ft 167.9 sq m

**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.