



VALE HOUSE
VALE OF HEATH, NW3

GRANT J BATES
— PROPERTY —



A 200 year old cottage in Hampstead Heath

GJB

Vale House, Vale of Heath, NW3

Freehold

- Three Bedrooms
- Two Bathrooms
- Close To 1,200 Sq Ft
- Grade II Listed Cottage
- Over 200 Years Old
- Inside Hampstead Heath
- Large First-Floor Terrace
- Walk-On Skylight
- Miele Appliances
- Alabaster Lights
- Hampstead Conservation Area

Description

Positioned inside Hampstead Heath, this Grade II listed cottage is over 200 years old and lies within the Hampstead Conservation Area. Offering close to 1,200 sq ft across three floors with a private terrace and patio, it is one of the few homes located within the Heath itself. The house has been sensitively restored, preserving its historic structure while introducing a clean, contemporary design language.

The ground floor opens into a full-width reception where exposed brickwork frames the fireplace and restored ceiling detail adds depth and character. Timber flooring runs through to the kitchen, which features Miele appliances and stone worktops. A striking walk-on skylight forms part of the terrace above, drawing daylight deeply into the plan. A shower room sits on this level, finished in a modern stone palette with marble basin, refined fittings and large-format tiling that echo the property's wider design aesthetic.

The first floor includes a generous double bedroom running front to back, a second bedroom and a bathroom distinguished by sleek stone surfaces, marble basin, minimalist brassware, and a soft micro-cement-style finish. From here, doors open onto a large private terrace set within the Heath's surrounding greenery. The top floor provides a further double bedroom with calm outlooks and excellent ceiling height.

Situation

Despite its rare seclusion, the cottage is moments from Belsize Park Underground and Hampstead Heath Overground, with local cafés, pubs and independent shops reinforcing its village-like appeal.

Additional Information

Local Authority: Camden

Council Tax Band: TBC

EPC Rating: TBC

Grant J Bates

Director

0207 981 2584

grant@grantjbates.com





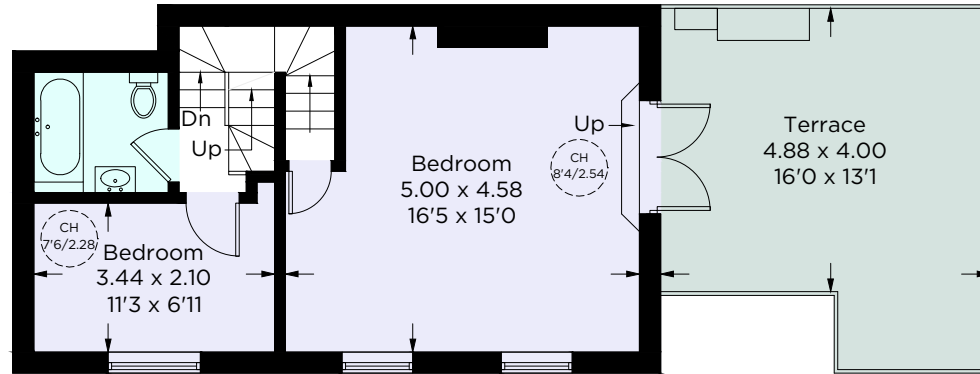




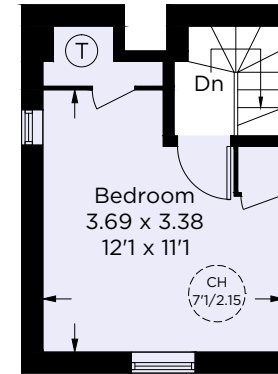
= Reduced headroom below 1.5m / 5'0



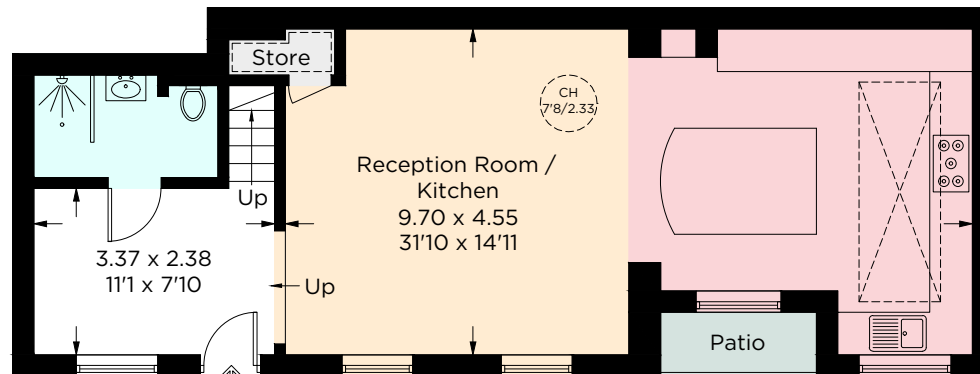
= Ceiling Height



First Floor



Second Floor



Ground Floor

Vale House

Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft

Approximate Gross External Area = 22.9 sq m / 246 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.