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## **Golden Yard Hampstead Village NW3**

On the market for the first time in nearly 40 years, a rare opportunity to acquire an early Georgian freehold located within a discrete, charming and historic courtyard in the center of Hampstead Village.

The property is arranged over two floors only and was used over the past few decades as a commercial unit. However, planning consent has been granted to reinstate this special property back into a house of two bedrooms, two bathrooms, sitting room and kitchen, with the further benefit of retaining a commercial unit with a 'shopfront' window onto Heath Street.

This could prove ideal for a buyer looking for a live/work space such as an architect, a dentist or a gallery owner, or for a homeowner who would like to benefit from a secondary income.

Numerous period features abound throughout the property but in conjunction with that, the property provides a plain canvas for any buyer to create their own individual space and style and it could easily lend itself to a more contemporary finish if required.

Architects drawings are available on request.

**£1,895,000**

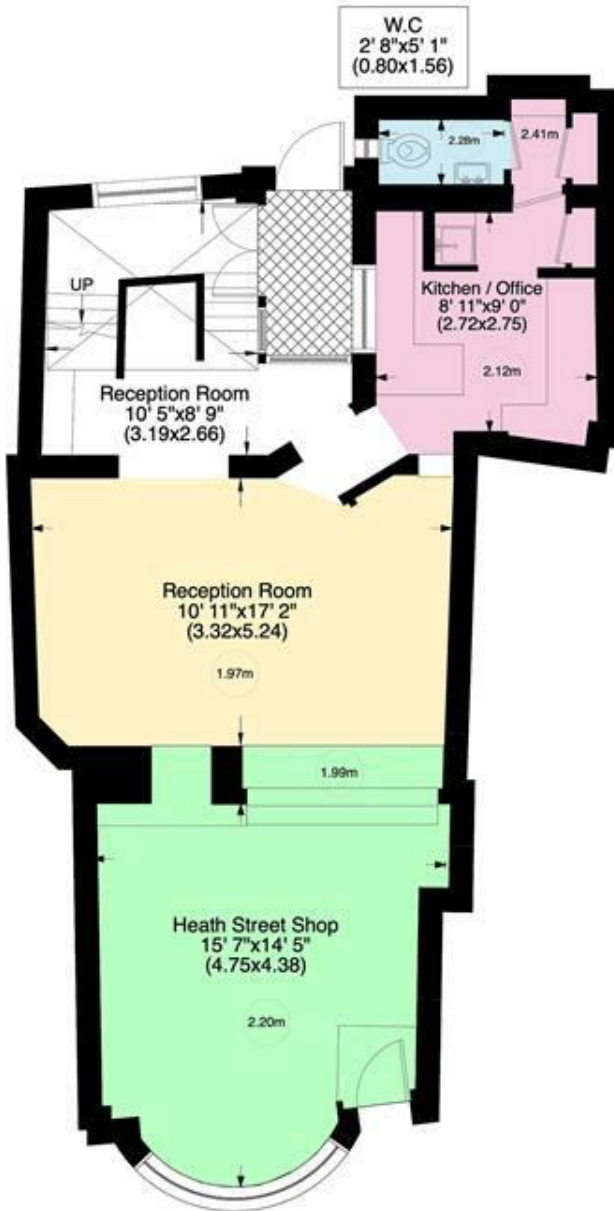
**SOLE AGENT**

**Freehold**

## Golden Yard NW3

Gross internal area (approx.)  
90.4 Sq m (973 Sq ft)

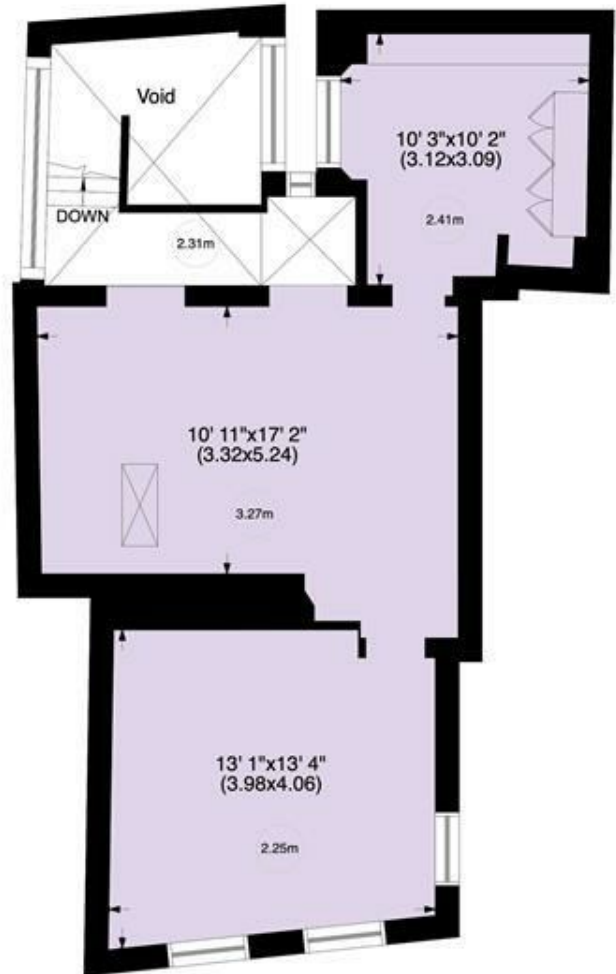
Total Gross internal area (approx.)  
111 Sq m (1193 Sq ft)  
For identification only, Not to Scale



Ground Floor

## Heath Street NW3

Gross internal area (approx.)  
20.4 Sq m (220 Sq ft)



First Floor

[www.WilliamSalisbury.Photography](http://www.WilliamSalisbury.Photography)

Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).