





KEY FEATURES

- Cinema Room
- 2 Car Garage with Car Lift
- Multi-level, landscaped Garden
- Multiple Terraces, including a Roof Terrace
- Gym
- Indoor Pool, Sauna & Steam Room, Treatment Area
- Lift Access to All Floors
- Central Spiral Staircase
- Self-contained staff bedroom

Extending to approximately 7,940 sq ft (737 sq m), this 21st-century house fuses stunning interior design with sustainable materials. The inclined site on which it stands maximises privacy from the street while allowing for an abundance of natural light to pass through the rear elevation to illuminate the sublime interior.

The mature gardens at ground floor level were designed by RHS Chelsea Flower Show gold prize winning garden designer, Chris Beardshaw. The terrace at lower ground floor level is a cultured space for entertaining in privacy.

Each principal room has a glass balustrade balcony, and the property comprises of a hallway, a formal reception room, an informal reception room with a dining area, a kitchen/breakfast room, a cinema room, a master bedroom with an ensuite bathroom and dressing room, four further bedrooms, three further bathrooms (two ensuite), a staff bedroom with self-contained access, leisure facilities including a swimming pool, a sauna, a steam room, changing rooms, a gymnasium and a treatment area.



5 BEDROOM



5 BATHROOM





ACCOMMODATION

Entrance Hall

Principal Reception Room

Reception Room/Dining Room

Kitchen/Breakfast Room

Master Bedroom with ensuite Bathroom and Dressing Room, and 2 private balconies

4 bedrooms (2 with ensuite bathrooms)

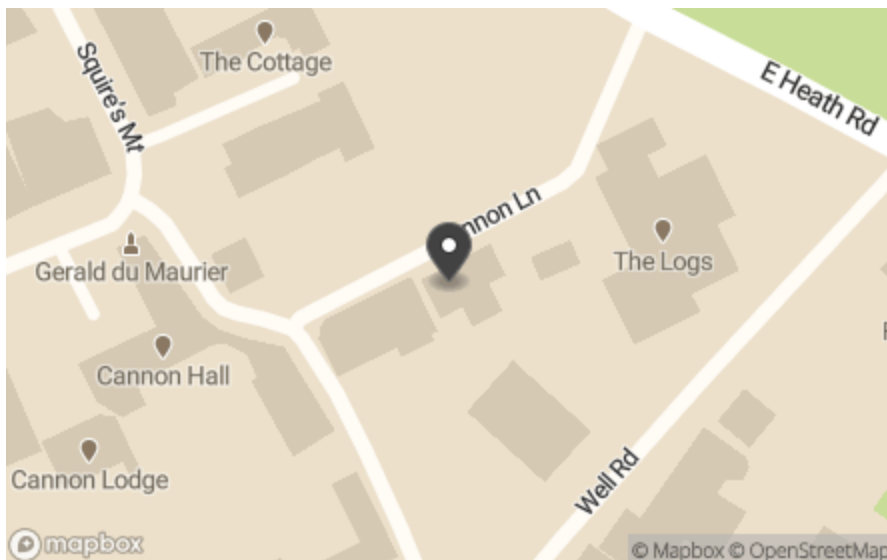
Family Bathroom

Staff Accommodation

LOCATION

Cannon Lane is a picturesque and exceptionally private road, just minutes from Hampstead Village and Hampstead Heath. The charm of the 'village in the city' has made this enclave of London a highly desirable location that attracts many high profile and discerning individuals.

Nearby independent schools include University College School, South Hampstead High School, Devonshire House Preparatory School, and the American School.







80 St Johns Wood High Street,
London, NW8 7SH
sjw@beauchampstates.com
020 7722 9793

TERMS
Price: £10,000 per week
Council Tax Band: H
Viewing: By appointment only

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.



