





## Lisburne Road, Hampstead NW3

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A 4/5 bedroom Victorian house (1,897 Sq Ft - 176 Sq M), that has been remodelled, with flawless execution, into an exceptional Contemporary home. Located in a sought after Hampstead enclave, a minute's walk from Hampstead Heath.

The property's recent refurbishment has been carried out with exceptional care, considered design, and impressive attention to detail. Handsome period features combine with beautiful finishes, while complex structural work has achieved a seamless ground floor living space - undoubtedly the best we have seen to date.

Extending to 55 Ft – 26.8 M – the ground floor affords striking entertaining space, with hardwood flooring, underfloor heating, and a focal point bespoke kitchen with Smeg appliances, by Italian design house Snaidero in collaboration with Milanese architect Iosa Ghini.

27'8 Double reception room open to • 27'7 kitchen/dining room • guest WC  
• 5 bedrooms/4 bedrooms & family room • bathroom • shower room  
• unconverted roof space • town garden • residents permit parking • EPC Rating D

The property is situated in the Mansfield Conservation Area, a popular family neighbourhood with Hampstead Heath just 660 Ft - 200 M from the doorstep.

South End Green is close by, with an excellent mix of cafes, gastro pubs, neighbourhood restaurants and shops, including delicatessens and Marks & Spencer, while Hampstead Village is just a short stroll (0.7 miles).

The nearest London Underground station, Belsize Park (Northern Line), is 0.6 miles, approximately a 10-11 minute walk. Hampstead Heath Overground Station is 0.4 miles, approximately a 7 minute walk, & travel to Canary Wharf requires just a single change. There are also frequent bus services from South End Green.

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£2,750,000 Freehold Joint Sole Agents

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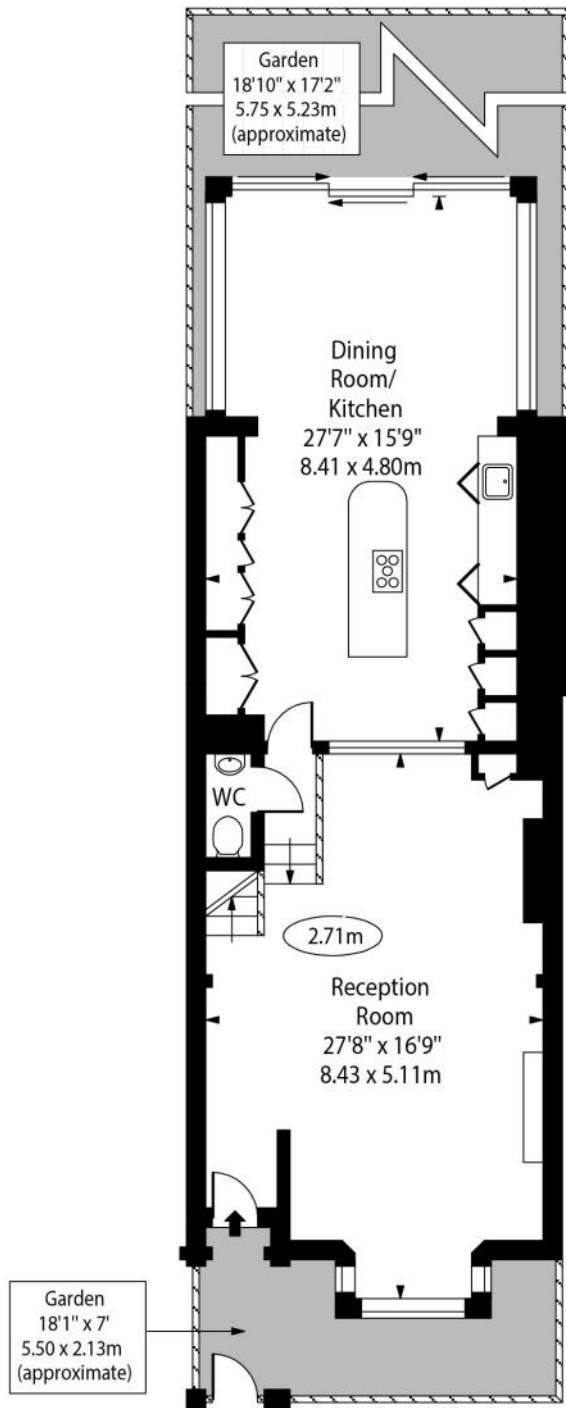




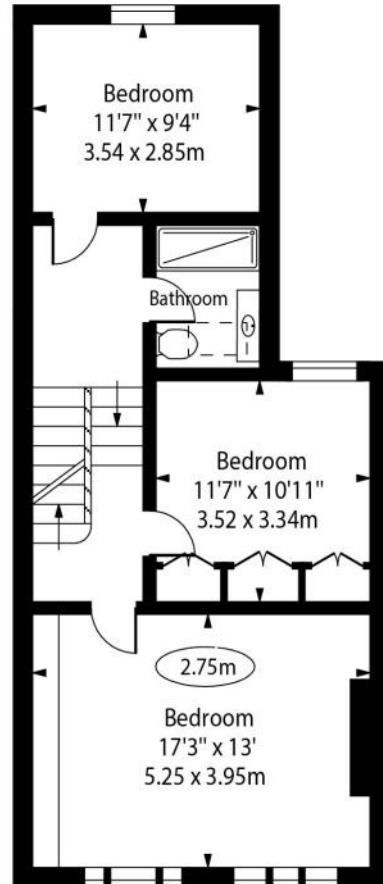
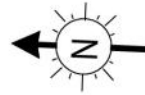




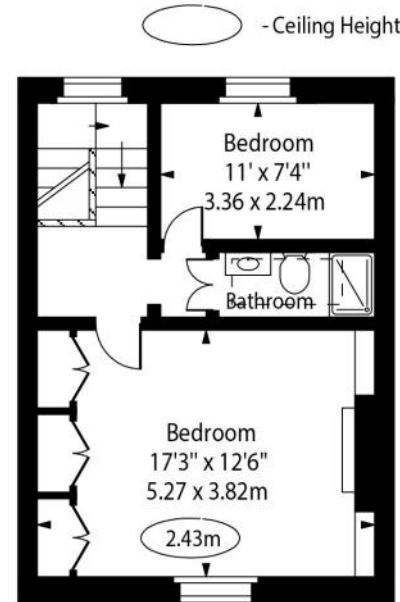




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area  
**1,897 Sq Ft - 176.23 Sq M**

For Illustration Purposes Only - Not to Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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