

# Church Mount

## Hampstead Garden Suburb

N2

Set behind a deep carriage driveway on one of Hampstead Garden Suburb's most distinguished addresses, this exceptional six / seven bedroom detached residence extends to approximately 6,287 sq ft/ 584.1 sq m and was originally built circa 2012, meticulously built by an interior designer to deliver a rare combination of architectural volume, refined design and effortless modern living.



From the moment of arrival, the tone is set.

A striking double-height entrance hall introduces a sense of scale and symmetry, with a palette of natural materials and clean lines establishing the home's design-led identity. Every detail has been carefully considered, with underfloor heating throughout, Lutron lighting and a fully integrated Control4 smart home system working seamlessly alongside built-in Sonos audio to create a house that is as intelligent as it is beautiful.

Sustainability has also been thoughtfully integrated, with a grey water harvesting system recycling rainwater for use in the garden, toilets and washing facilities, contributing to a more efficient and environmentally conscious home.



The ground floor is perfectly arranged for both entertaining and everyday family life. A superb principal reception room flows through to a formal dining room, creating an elegant through space ideal for hosting on any scale.





In addition, there is a separate family room and an exceptional kitchen and breakfast room to the rear, beautifully appointed with Gaggenau appliances and a Quooker tap providing filtered still and sparkling water. Expansive bi-fold doors open directly onto the garden, creating a natural connection between inside and out. A guest WC completes this level.





The lower ground floor offers an outstanding and highly flexible extension of the living space. A fabulous reception room with a 2000 bottle wine cellar sits alongside a fully equipped gym and cinema room, both benefitting from air conditioning, together with a kitchenette, creating an ideal environment for entertaining or independent living. There is also a study with en suite, which could easily function as an additional bedroom, alongside a snug or playroom and excellent storage, all with direct access to the garden.





On the first floor, the principal suite offers a serene and luxuriously appointed retreat, thoughtfully designed for both comfort and elegance. The space is enhanced by integrated air conditioning, ensuring a pleasant atmosphere year-round, while a bespoke dressing room provides beautifully crafted storage and organisation. The suite is further complemented by an impressive, bookmatched marble clad bathroom, finished to an exceptional standard, creating a refined sanctuary within the home.







The second bedroom enjoys the added luxury of its own en suite bathroom, offering both privacy and convenience, and is presented to an equally high standard. In addition, two further bedrooms provide versatile and well proportioned accommodation, ideal for family living or guest use. These rooms are served by a beautifully appointed family bathroom, finished with quality fittings and elegant detailing, ensuring both style and practicality throughout this level of the home.







The top floor adds another dimension to the house, with an enormous games room offering exceptional versatility and the potential to create an additional bedroom if required. This level also includes a bedroom suite with en suite, a further bedroom and an additional family bathroom, making it ideal for guests, older children or adaptable living arrangements





The south-west facing garden is perfectly oriented for afternoon and evening sun, with elevated views that capture exceptional sunsets, a rare and defining feature that enhances both everyday living and entertaining.



## The Location

Church Mount is regarded as one of the Suburb's most prestigious and peaceful turnings, a tree-lined address defined by substantial detached homes and a strong sense of community. Positioned on the favoured south side, the house enjoys both tranquillity and convenience, with Hampstead Heath Extension and Lyttelton Playing Fields close by, offering extensive green space and recreational facilities.

Nearby Temple Fortune and East Finchley provide an excellent selection of independent shops, cafés and restaurants alongside everyday amenities. East Finchley Underground Station on the Northern Line is within easy reach, providing direct access to the West End and the City, while a number of well-connected bus routes and nearby road links ensure straightforward travel across North London and beyond.

The area is also renowned for its outstanding selection of schools, making it one of North London's most desirable locations for families seeking both lifestyle and connectivity.

# Church Mount, N2

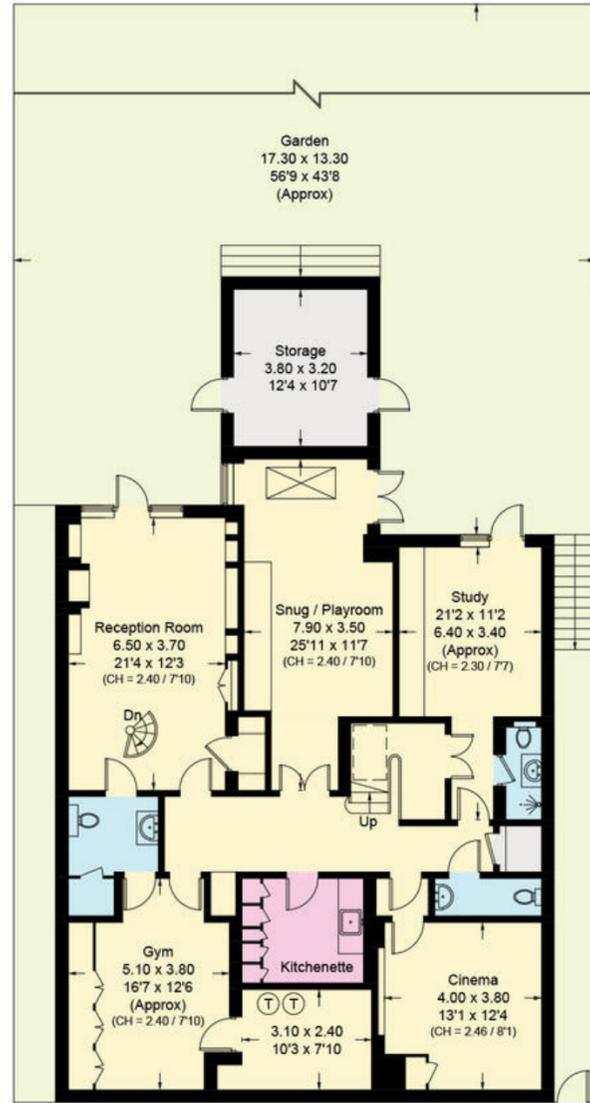
Approximate Gross Internal Area = 568.4 sq m / 6118 sq ft

Wine Cellar = 3.5 sq m / 38 sq ft

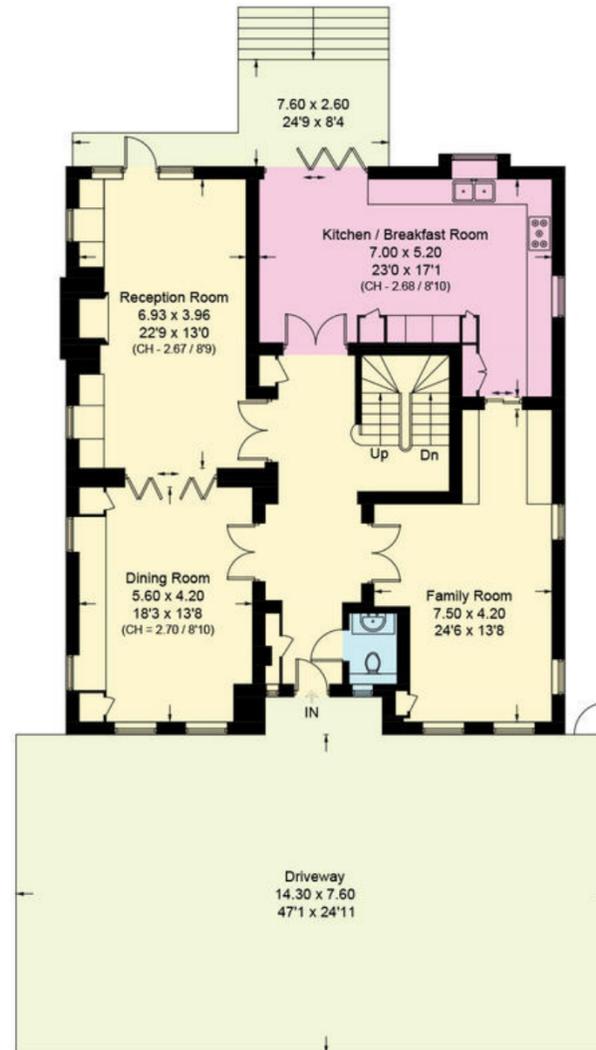
Storage = 12.2 sq m / 131 sq ft

Total = 584.1 sq m / 6287 sq ft

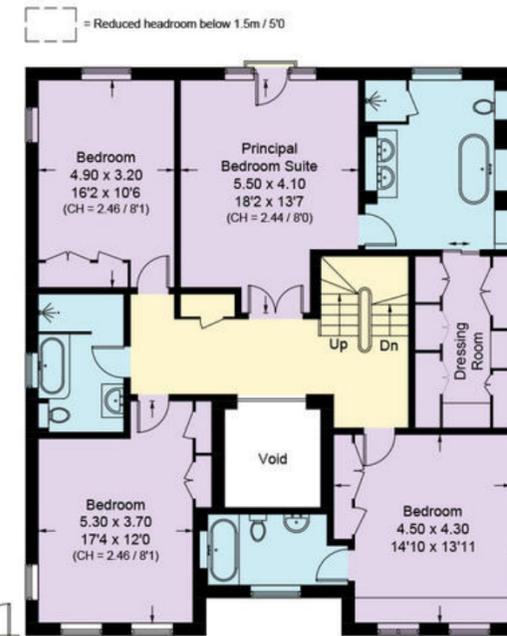
(Including Eaves / Excluding Void)



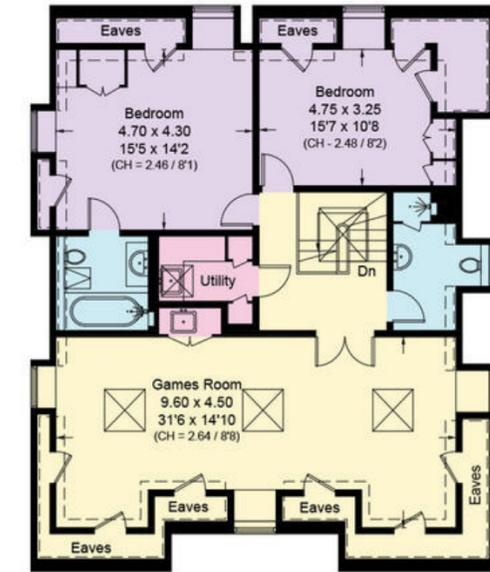
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1286758)

# Terms

Guide Price - £6,500,000

Local Authority - London Borough of Barnet

Tenure- Freehold

## Contact

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