



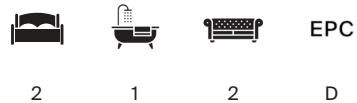
## HAMPSTEAD GROVE

Hampstead, NW3



# A CHARMING TWO BED COTTAGE LOCATED ON HAMPSTEAD GROVE.

Set on the sought-after Hampstead Grove, this charming early 20th century terraced house blends period character with modern comfort.



Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Freehold

Asking Price: £2,250,000



## EXTENDING APPROXIMATELY 1,050 SQUARE FOOT

Set on the sought-after Hampstead Grove, this charming early 20th century terraced house blends period character with modern comfort. Located in one of Hampstead's most desirable settings, the property underwent a full renovation in 2019 and has been sympathetically restored to retain many well-preserved architectural features, including original wood beams and inviting fireplaces, creating a warm and welcoming home environment.

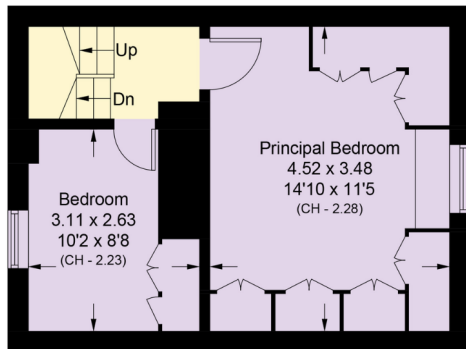
The property is the epitome of a peaceful retreat, quietly positioned away from the main thoroughfares of Hampstead. It offers a true cottage-style escape where one can fully unwind from city life.

The accommodation extends to approximately 1,050 sq ft and is arranged over three floors. It comprises two well-proportioned bedrooms and two reception rooms, providing excellent space for both day-to-day living and entertaining.



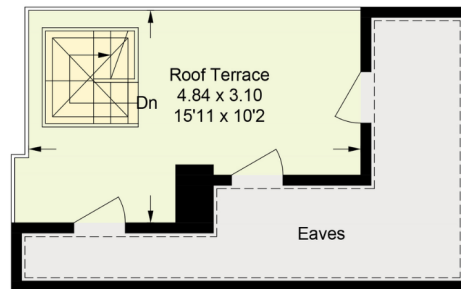






**First Floor**

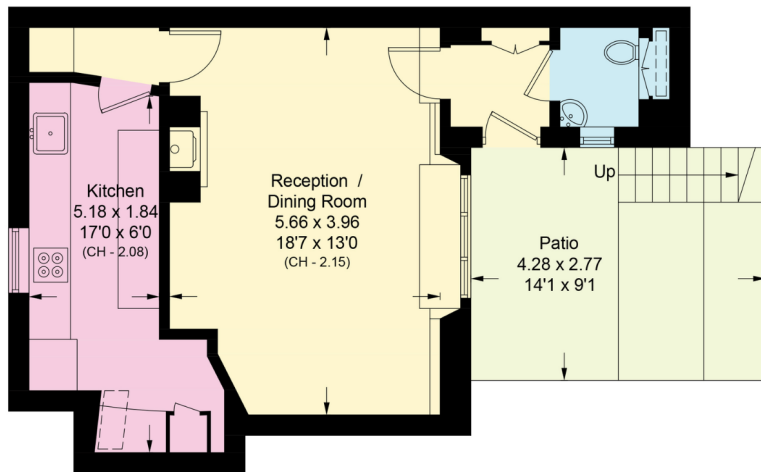
Approximate Area = 27.4 sq m / 295 sq ft



**Second Floor**

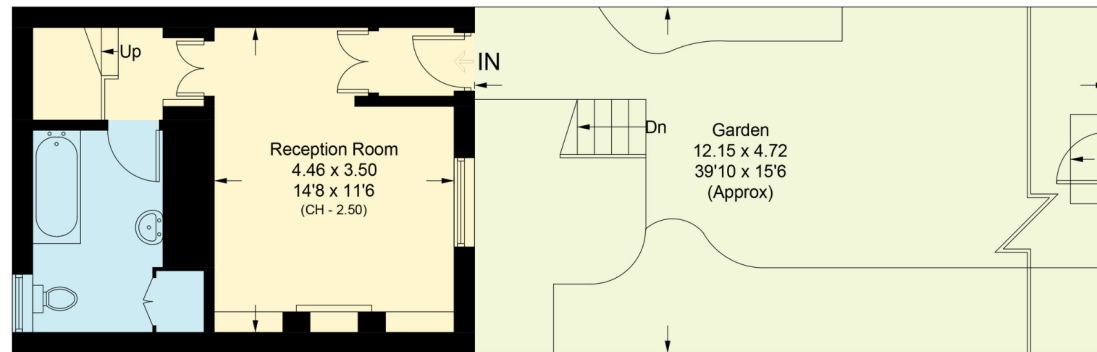
Approximate Area = 1.8 sq m / 19 sq ft  
Including Limited Use Area / Eaves (10.4 sq m / 112 sq ft)

= Reduce head height below 1.5m



**Lower Ground Floor**

Approximate Area = 40.2 sq m / 433 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



**Ground Floor**

Approximate Area = 27.5 sq m / 296 sq ft

Approximate Gross Internal Area = 96 sq m / 1,043 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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