
Greenaway Gardens
Hampstead, NW3



Greenaway Gardens

VIEW FROM REAR GARDEN



Greenaway Gardens

THE OFFERING

Greenaway Gardens represents a rare opportunity to complete an exceptional ambassadorial residence on one of Hampstead's most prestigious and tightly held addresses.

The structure, scale and infrastructure are already in place, delivered to an exacting standard, with all planning permissions implemented and a comprehensive mechanical and electrical installation completed.

What remains is the most valuable stage: the opportunity to define the interiors, finishes and final detailing. This provides a unique position, the freedom of a bespoke home without the risk, delay or complexity typically associated with prime London development.

Extending to approximately 14,501 sq ft, the house has been designed as a long term family residence of real presence, combining exceptional lateral volume, impressive ceiling heights and a seamless relationship with landscaped gardens.

A house of this scale, specification and readiness is rarely available in Hampstead, offering both certainty and the ability to create something truly outstanding.



Boundless



Harmonious



Organic



Playful



Crafted

Greenaway Gardens

ENTRY

The arrival at Greenaway Gardens is designed to impress from the very first moment.

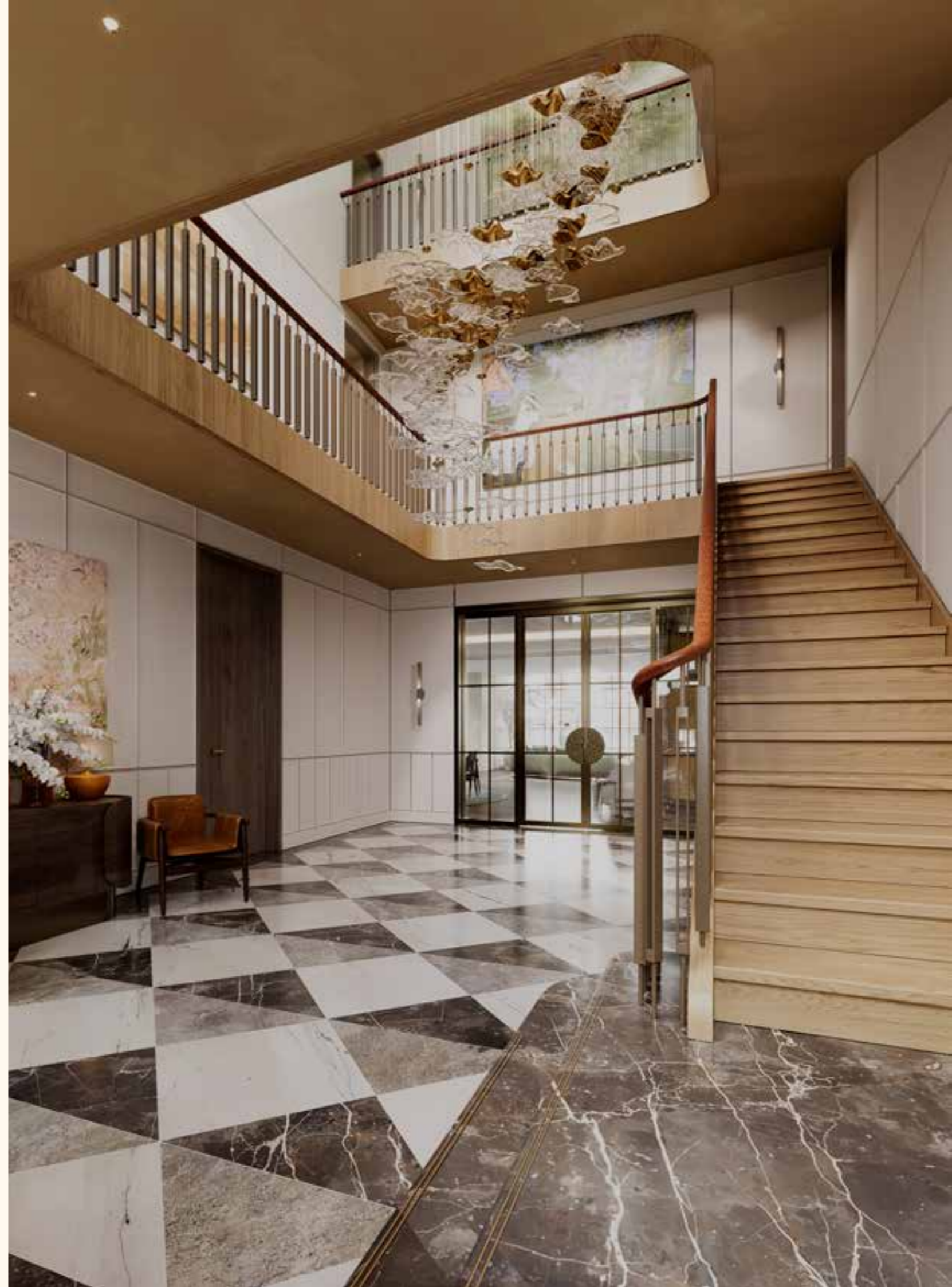
A dramatic triple-height entrance hall creates an immediate sense of scale and presence, with natural light drawn down from a rooflight over 12.5 metres above. A sculptural pendant installation is envisioned to cascade through the space, forming a striking architectural centrepiece.

The sequence is carefully choreographed, from the solidity of the exterior to a light-filled internal volume that opens and reveals the home beyond.

Framed views extend through glazed elements towards the garden, immediately establishing a connection between interior and landscape.

A private study sits just off the entrance, allowing for formal meetings or business use without interrupting the main living areas.

This is not simply an entrance, but a statement of intent, setting the tone for the scale, quality and ambition of the house.



Greenaway Gardens

RECEPTION



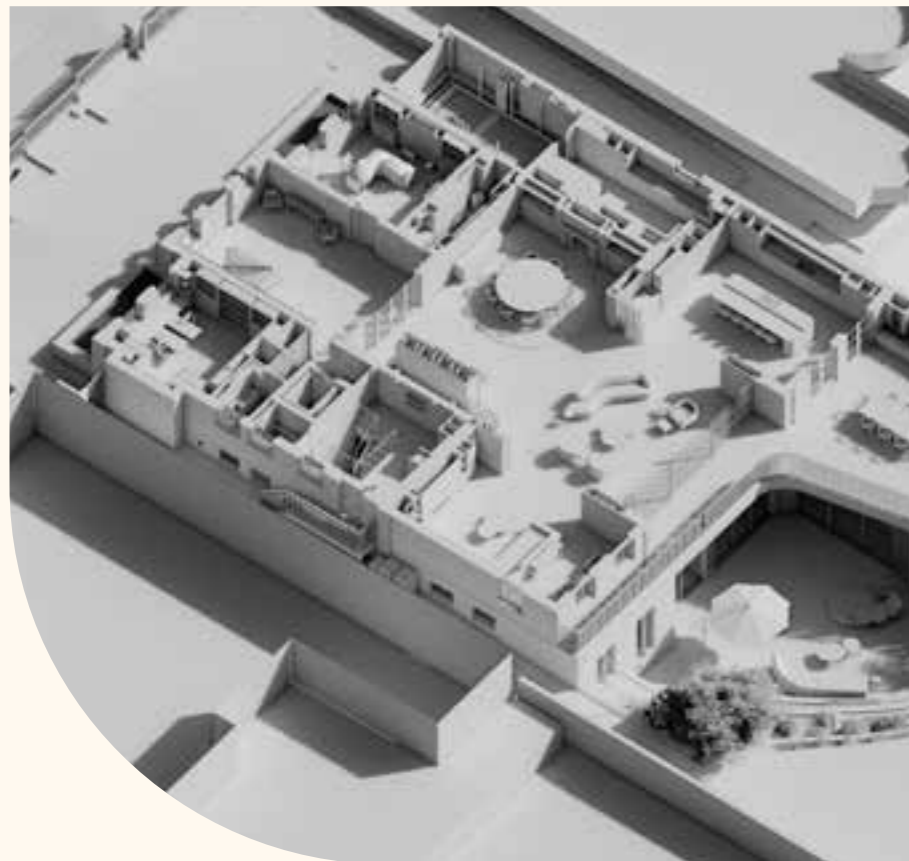
Greenaway Gardens

GROUND FLOOR DESIGN

The ground floor is centred around an exceptional lateral living space to the rear, spanning a remarkable width and opening directly onto the terraces and garden beyond.

This volume is rarely achieved in Hampstead, a true family living and entertaining floor where light, space and flow are prioritised.

Axonometric



Library



Office



Powder Room



Dining Room - Wall of Wine

Greenaway Gardens

GROUND FLOOR DESIGN

Family Living



Kitchen



The layout seamlessly integrates reception, dining and kitchen areas, creating a cohesive environment for both everyday living and large-scale entertaining.

A sculptural 'wall of wine' forms a defining feature within the space, both functional and architectural, acting as a visual anchor between the principal areas.

Additional rooms including a library, office and back of house kitchen are carefully arranged to support modern living while maintaining the integrity and openness of the main volume.

Direct connections to the garden and terraces ensure a natural indoor/outdoor flow, particularly suited to entertaining during the warmer months.

Greenaway Gardens

DINING, RECEPTION & KITCHEN



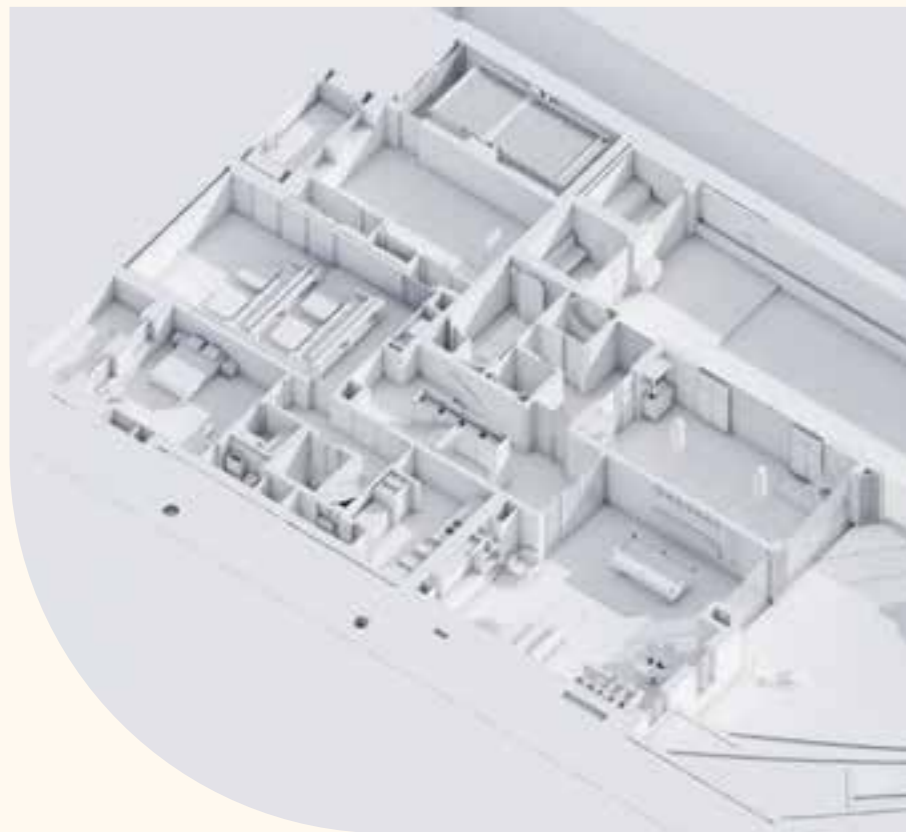
Greenaway Gardens

LOWER GROUND FLOOR DESIGN

The lower ground floor has been conceived as a private wellness and leisure level; a space dedicated to relaxation, health and entertainment.

Formed from a sculptural stone core, the design draws inspiration from natural materials and calm, immersive environments.

Axonometric



This level includes a swimming pool with spa features, steam room, sauna and dedicated treatment areas, creating a complete home wellness suite.

A fully equipped gym, games room and media room provide additional lifestyle spaces, allowing the house to operate as a self-contained retreat.

The 'wall of wine' links this level to the floor above, creating a visual and experiential connection between entertaining and leisure spaces.

Importantly, this floor is accessed directly from the main living areas above, encouraging regular and effortless use, a key distinction from more secondary basement levels.

MEDIA ROOM

The media room has been designed as a deeply immersive and atmospheric space, ideal for private cinema viewing or relaxed evening entertaining.

Rich materials, controlled lighting and integrated technology combine to create a refined yet comfortable environment, distinct from the more open volumes of the upper floors.



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MEDIA ROOM



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LOWER GROUND FLOOR DESIGN



Treatment / Changing Room



Games Room

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GYMNASIUM



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SWIMMING POOL



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LOWER GROUND FLOOR DESIGN - WORKSHOP



[Link to Workshop](#)



Workshop

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PRINCIPAL BEDROOM



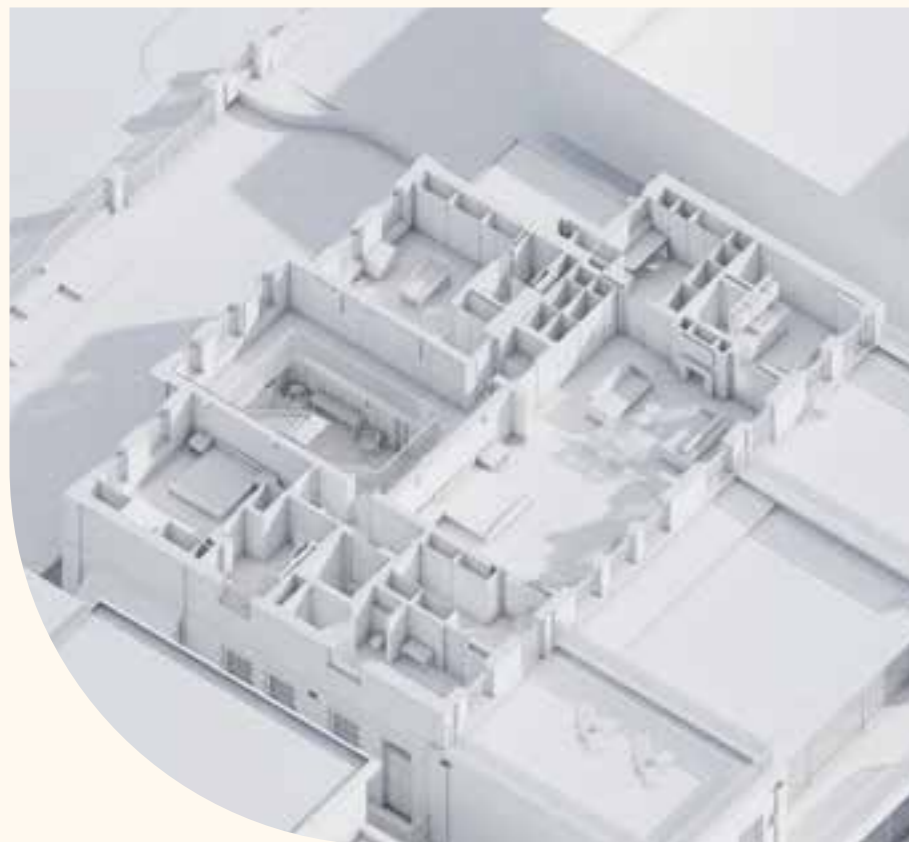
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FIRST FLOOR DESIGN

The south-west facing half of this floor plate is given over to a substantial principal suite. The suite is lobbied off the stair well, entry being into a private lounge with working fire.

This area is flanked by individual robes, ensuite bathrooms and private terraces. A shared seasonal robe is provided off the private lounge area.

Axonometric



Dressing Room 1



Ensuite 1



Dressing Room 2

Ensuite 2

Greenaway Gardens

FIRST FLOOR DESIGN

Bedroom 2 Bedroom 3

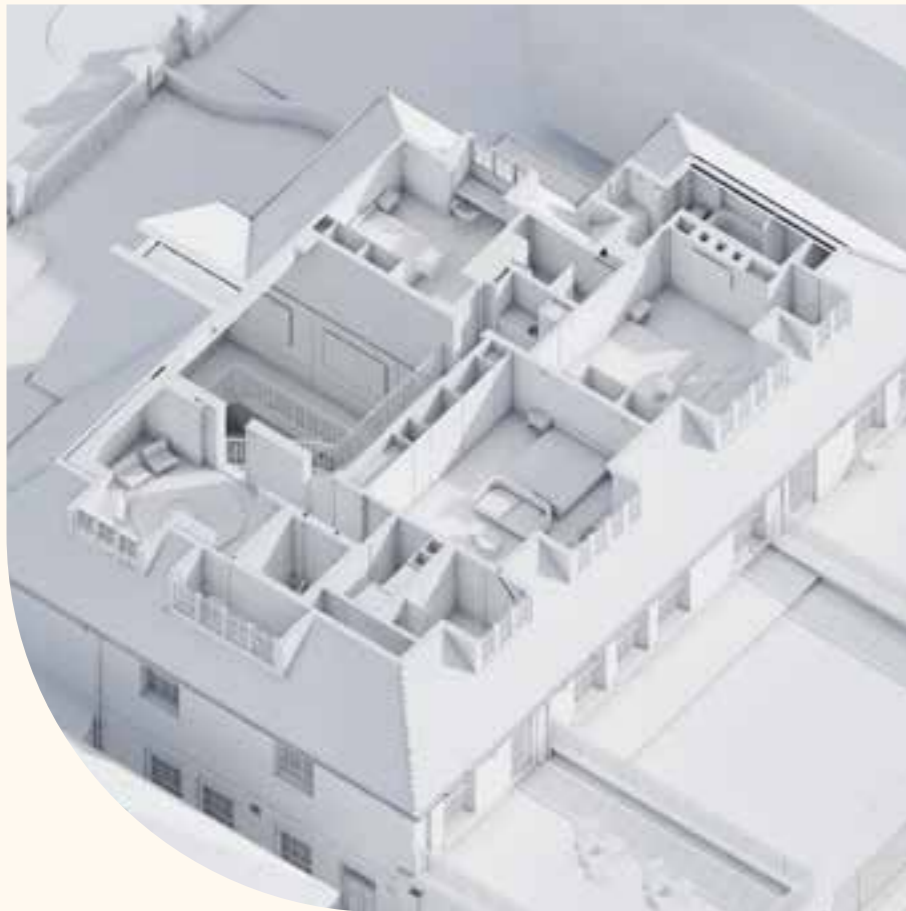


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SECOND FLOOR DESIGN

The second floor provides generous ceiling heights for rooms within the roof space. The top of the stairs is open into a childrens lounge area, although this could be easily converted into a bedroom. As with the other floors a tea point benefiting from filtered water is provided within the lobby.

Axonometric



Bed 4

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SECOND FLOOR DESIGN



Family Lounge



Bed 5

Greenaway Gardens

CONSTRUCTION & QUALITY



Greenaway Gardens is a comprehensively redeveloped 1930s house, combining the solidity of its original construction with a significant programme of structural upgrade and extension.

The existing building has proven to be particularly robust, providing a strong and reliable foundation for the works undertaken.

The most technically demanding element of the project, the formation of the substantial lower ground floor, has been delivered using top-down construction techniques.

These works were carried out by Trenchco, one of London's most respected specialist basement contractors. The below-ground structure is formed in waterproof concrete, supplemented by a secondary drained cavity waterproofing system. Both systems have been fully installed, tested and signed off, with current warranties in place.

At ground floor level, the rear wings have been rebuilt to meet current energy efficiency standards and designed to support the terrace structures above.

Throughout the construction process, movement monitoring has been undertaken, confirming that the building has remained stable, with no structural movement recorded.

Party wall matters with adjoining owners have been formally concluded, with all awards closed and bonds returned.

The Construction Management Plan has also been discharged, with associated bonds released by the local authority.

This level of construction and verification provides a secure foundation for the finished home, significantly reducing delivery risk and ensuring long-term performance and peace of mind.

Greenaway Gardens

TECHNOLOGY



Control Panel



Plant Room

Greenaway Gardens is equipped with a fully installed and commissioned mechanical and electrical infrastructure of the highest specification, representing a significant portion of the build already complete.

The most complex and disruptive elements of the project have been resolved, allowing a future owner to focus on tailoring the interiors and final detailing rather than core systems.

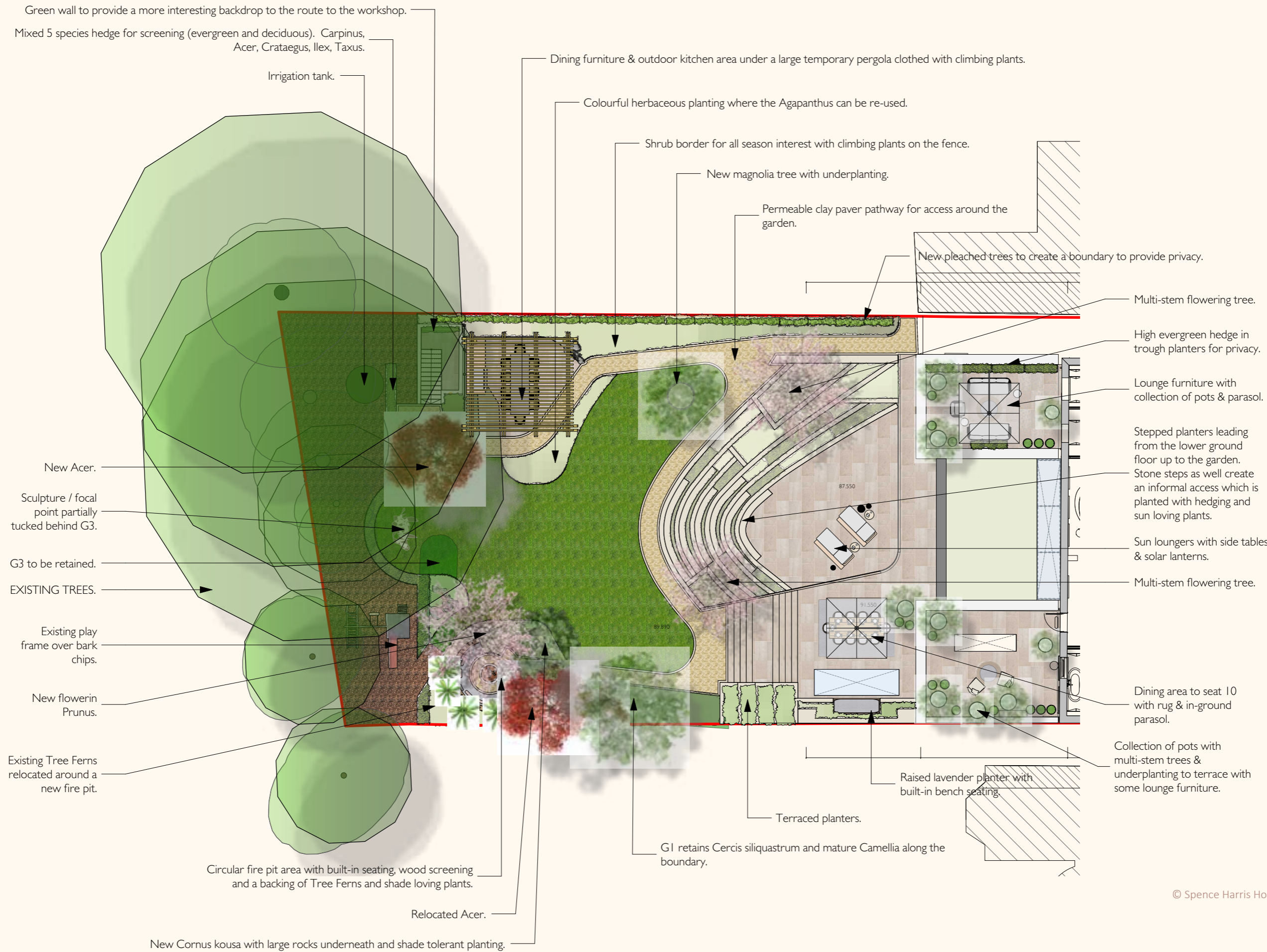
The house has been designed to support long-term, modern luxury living, with systems that prioritise comfort, performance and reliability, while retaining flexibility for personalisation.

Key features include:

- Energy efficient ground source heat pump & bore holes for both heating and comfort cooling.
- Provision for a lifting floor, hot spa and infinity swim jet within the pool structure.
- Wet underfloor heating operational throughout other than bathrooms.
- MVHR units delivering fresh air into all rooms, with CO2 control to principal areas.
- Car stacker installed and commissioned.
- Cavity drainage waterproofing system fully commissioned with alarm & battery backup.
- Water softener installed.
- Mechanical control panel with links to the Building Management System.
- Audio Visual cabling to support a fully integrated home.
- Leak detection for plant areas.
- Solenoid water main shutoff valve triggered by leak detection system.
- Fully boosted water systems.
- Filtered drinking water points to each floor.
- 3 phase power provision to the workshop.
- Cabling to suit a grade 3 intruder alarm.
- Automated vehicle gates operational.
- Door entry system cabled to front door and vehicle gates.
- Power & structural support for the 'wall-of-wine'.
- Rainwater & Foul drainage systems commissioned with alarm & battery backup
- Fresh water borehole (currently capped in garden)

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LANDSCAPE PLAN



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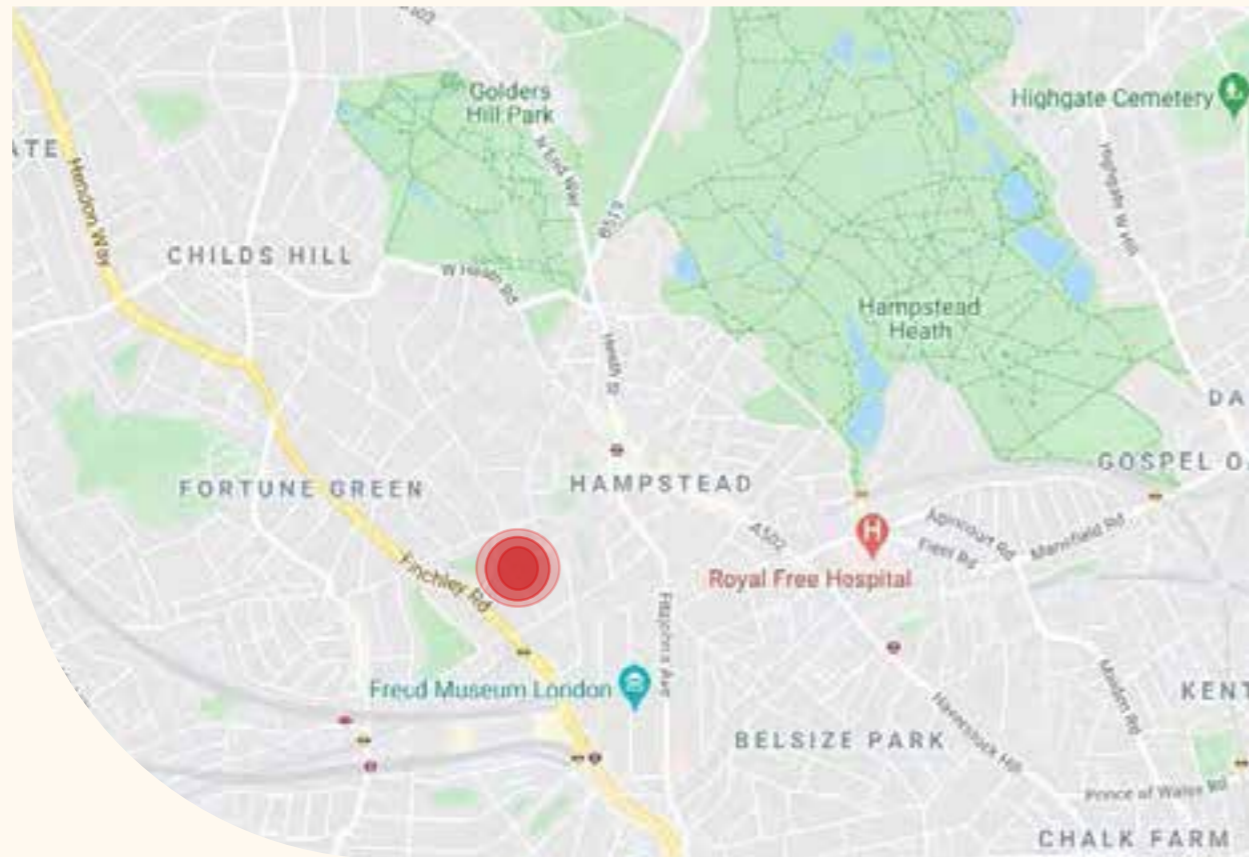
LANDSCAPE 3D IMAGES

View from Lower Terrace



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LOCATION



Hampstead Heath



Proximity to central London



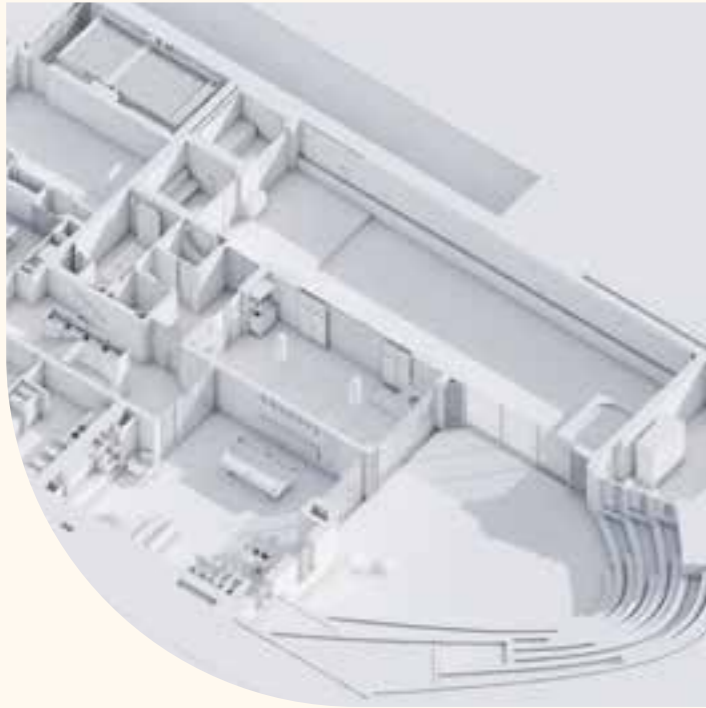
Hampstead Village

Situated on one of Hampstead's most prestigious residential roads, Greenaway Gardens offers the best of village living with immediate access to the open green spaces of Hampstead Heath.

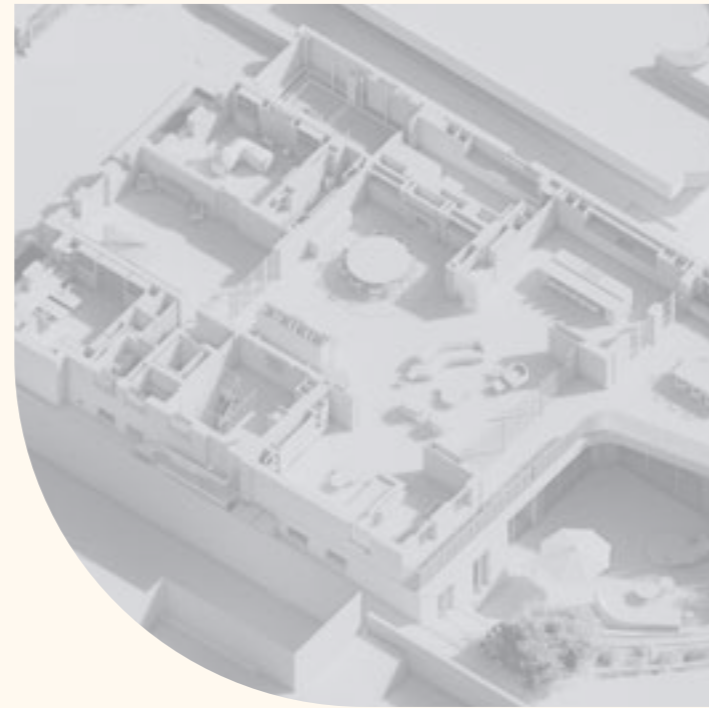
The area is renowned for its combination of privacy, character and proximity to central London, as well as its selection of some of the capital's finest schools. This is a location that offers both tranquillity and connectivity, making it one of London's most enduringly desirable addresses.

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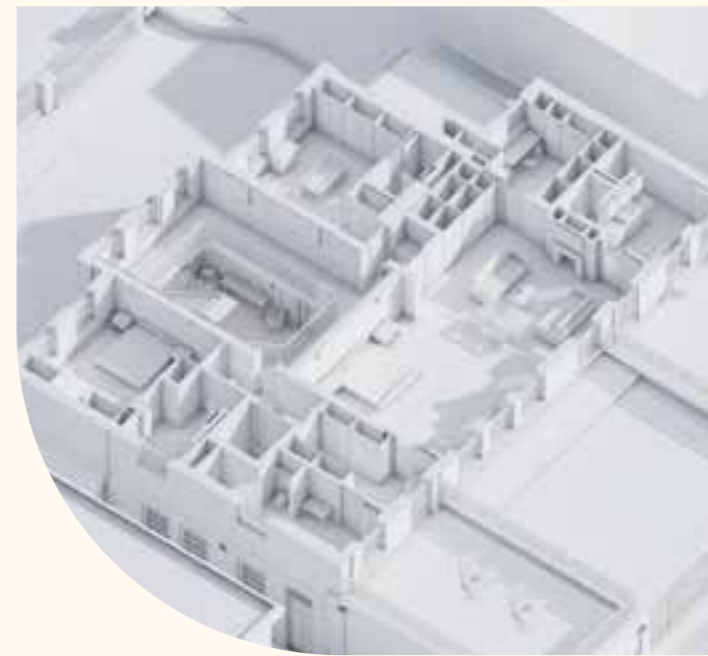
OVERALL ACCOMODATION



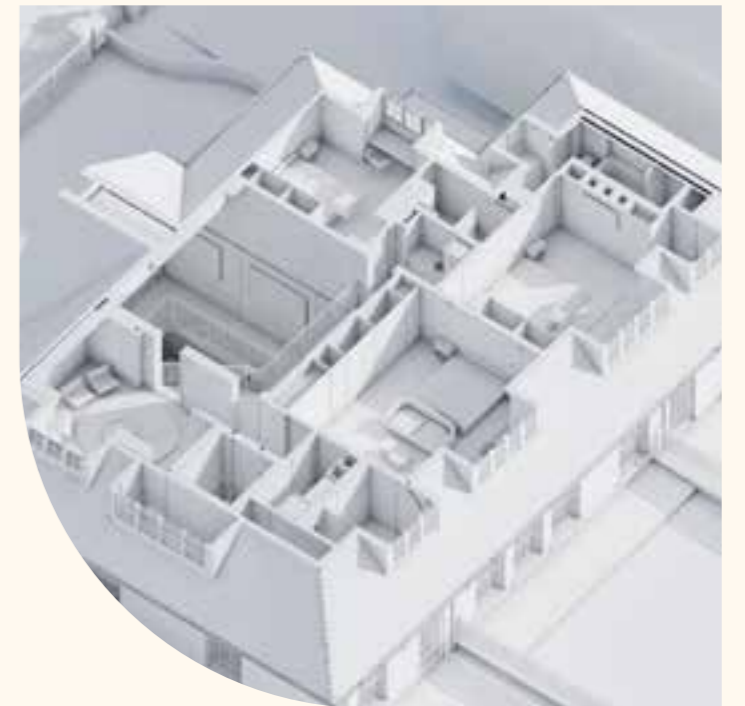
Lower Ground Floor



Ground Floor



First Floor

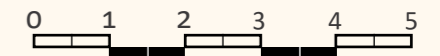
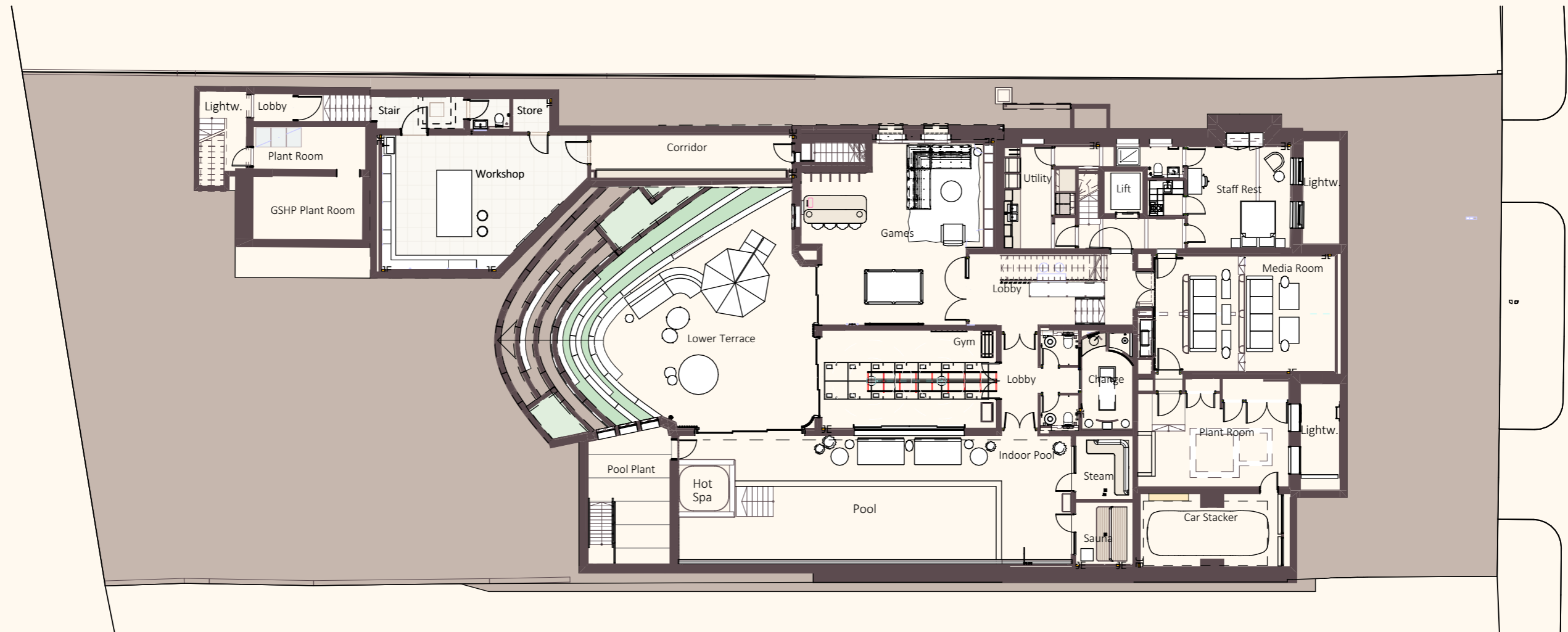


Second Floor

Total Area: approx 1,347 m² (14,501 ft²)

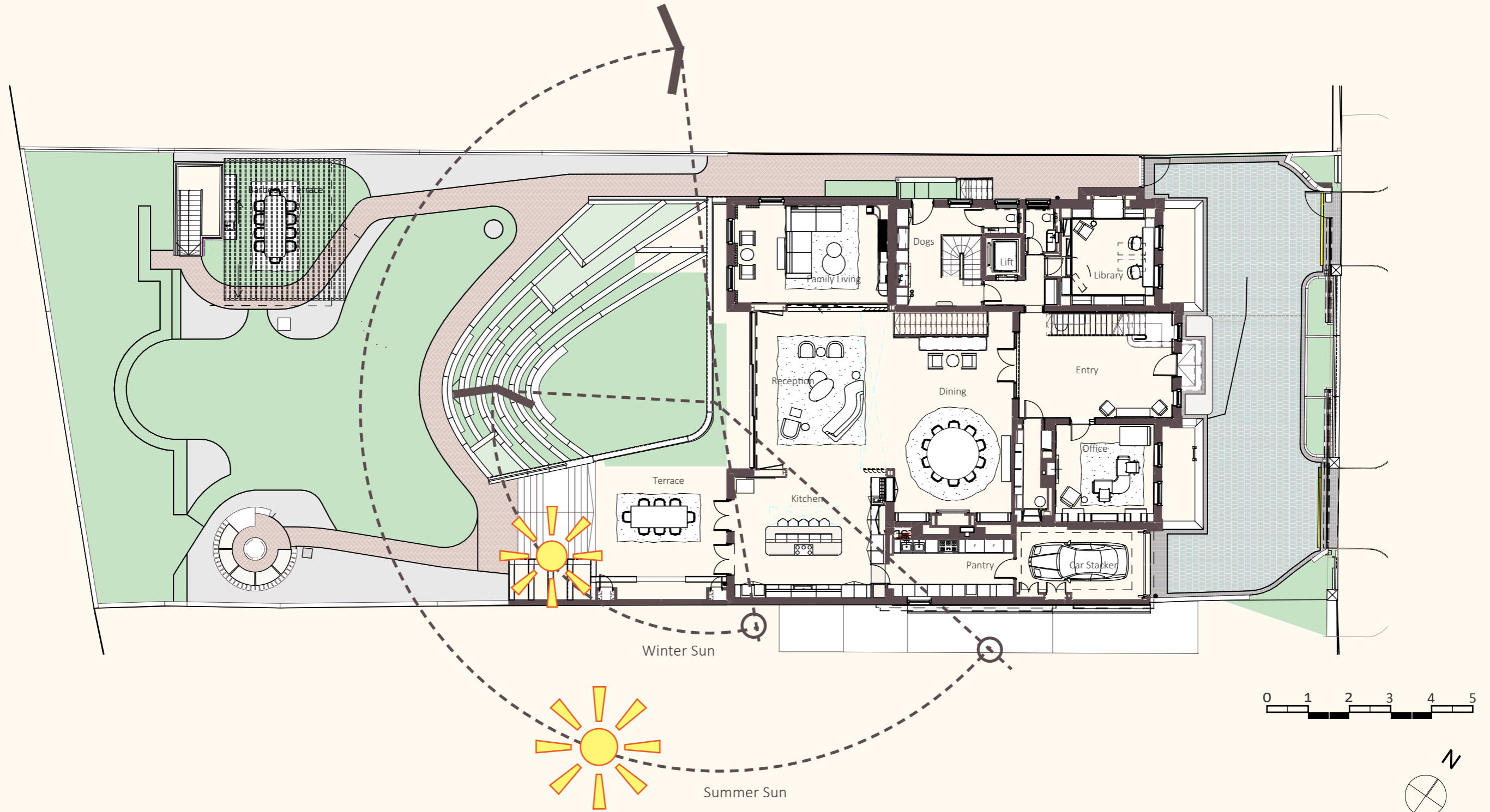
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LOWER GROUND FLOOR PLAN



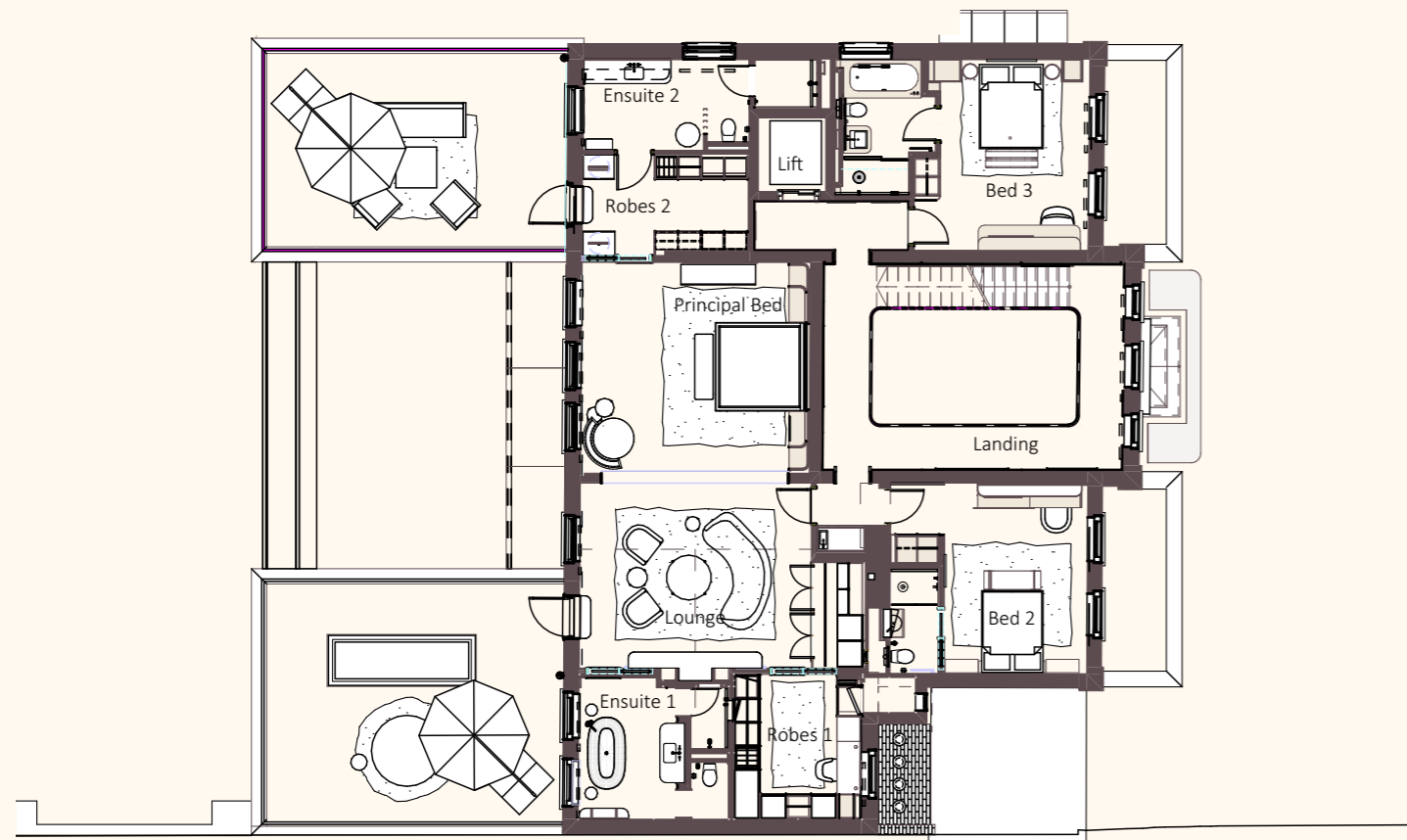
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GROUND FLOOR PLAN

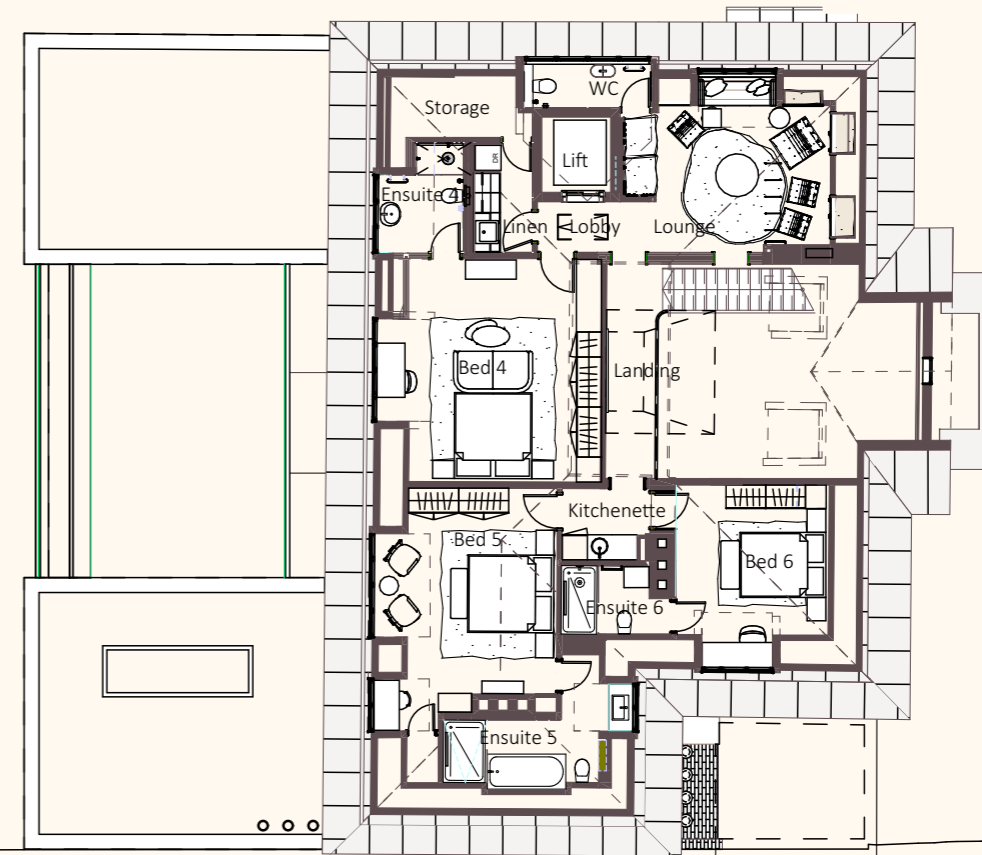


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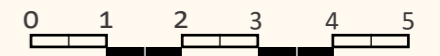
FIRST & SECOND FLOOR



First Floor



Second Floor



Greenaway Gardens

TEAM

Sole Sales Agent:

Draper London

Craig Draper

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Mobile Number: 0777 174 2182



Design:

Client Representative- Brondie.co.uk Ltd

Architect & Interior Designer- SHH

Structural Engineers- Engineers HRW

Mechanical & Electrical Engineer- ME7

Landscape Designer- Kate Gould Gardens

Audio Visual Consultant- Cornflake

Quantity Surveyor- Regency Grove

Lighting Designer- Xavio

Pool Designer- BBS Technical Services

Construction:

Main Contractor- RL Design & Build

Basement Contractor- Trenchco

Mechanical- Fairfield Plumbing

Electrical- West & West

Ground Source Heat Pump- RHI

