DOWNSHIRE HILL, HAMPSTEAD, NW3



An opportunity to purchase a quintessential period house in Hampstead Village.

This spacious, and light filled five/six-bedroom terraced Grade II Listed Regency house, is located on one of Hampstead's most notable and coveted streets. A particularly rare and beautiful example of a Regency house, built c1814, displaying an elaborate and intricate cast iron balcony with Chinese pagoda style roof.

Set back and elevated from the road, behind a mature 52 ft south easterly facing front garden, the property comprises approximately 3428 square feet (318 sq. m.) of accommodation arranged over four floors. To the rear is a delightful 51' x 32' North West facing garden.

Downshire Hill is one of Hampstead's most desirable locations, a wide tree lined road extending from Rosslyn Hill in the West down to East Heath Road, offering extensive on street parking. There is a delightful mix of Regency and Georgian homes lining this distinguished street, remaining for the most part, unchanged for centuries.

With the rolling acres of Hampstead Heath at the bottom of the road, the house is also exceptionally well located for ease of access to the extensive transport facilities provided by Hampstead, Belsize Park, and South End Green. It is positioned centrally amongst local schools and convenient for the East Heath Children's Playground.

GUIDE PRICE £5,500,000 **SOLE SELLING AGENT** **FREEHOLD**

ACCOMMODATION & AMENITIES

VESTIBULE, GRAND ENTRANCE HALL, DOUBLE DRAWING ROOM, KITCHEN/BREAKFAST ROOM, GUEST WC, FAMILY ROOM/STUDY, FIRST FLOOR DRAWING ROOM/BEDROOM, PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, BEDROOM TWO WITH ENSUITE SHOWER ROOM, BEDROOM THREE/OFFICE, BEDROOM FIVE WITH WALK IN WARDROBE, FAMILY BATHROOM, LOFT ROOM, BEDROOM SIX WITH ENSUITE SHOWER ROOM, PLAY ROOM/RECEPTION ROOM, UTILITY ROOM, CELLAR, UNDERSTAIRS & ADDITIONAL STORAGE, 52' x 33' FRONT GARDEN, 51' x 32' REAR GARDEN, FIRST FLOOR BALCONY, RESIDENTS PARKING – CA-H, COUNCIL TAX – LONDON BOROUGH OF CAMDEN – BAND H, EER – 57D













Downshire Hill, NW3

Approximate Area = 318.5 sq m / 3428 sq ft
Including Limited Use Area (12.6 sq m / 136 sq ft) / Cellar / Store / Eaves



Lower Ground Floor

Raised Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

















NB - IMAGES ORIGINALLY TAKEN IN 2022