



25 Linstead Street | West Hampstead | London | NW6

Asking Price - £850,000



- Three Bedrooms
- Two Bathrooms
- Exceptional Refurbishment
- Mezzanine Area
- Concierge
- Communal Garden
- Extraordinary Ceiling Heights
- Gated Off Street Parking



Located within the highly sought-after Oppidan Apartments on Linstead Street, NW6, this exceptional three bedroom, two bathroom duplex apartment extends to approximately 1,008 sq ft / 93.68 sq m and occupies the first and second floors of one of West Hampstead's most distinctive and architecturally impressive school conversions.

Accessed via lift within this beautifully converted former Victorian school building, the apartment offers an extraordinary balance of volume, natural light and contemporary design, with dramatic ceiling heights and striking original architectural proportions throughout.

The centrepiece of the apartment is the magnificent open plan kitchen, dining and reception room, where soaring double height ceilings and vast original school windows flood the space with phenomenal natural light, creating





an exceptional sense of scale and openness rarely found in apartments of this nature. The contemporary kitchen is seamlessly integrated into the living space, making it ideal for both entertaining and modern family living.

The first floor further comprises a generous double bedroom and a beautifully appointed family bathroom. Upstairs, the impressive principal bedroom suite benefits from a stylish en suite bathroom, while the exceptional mezzanine level overlooks the reception space below and offers superb flexibility as a potential third bedroom, home office, studio or further reception area, all enjoying elevated views across the apartment.

Further benefits include concierge service, lift access, secure gated off street parking and excellent built in storage throughout.

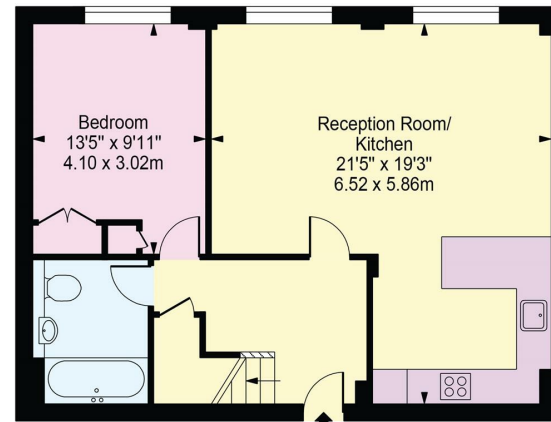
Oppidan Apartments is superbly positioned on Linstead Street, ideally located between West Hampstead, Queen's Park and Brondesbury Park, offering an outstanding selection of cafés, restaurants, independent boutiques and local amenities nearby. Salisbury Road, West End Lane and Lonsdale Road are all within easy reach.



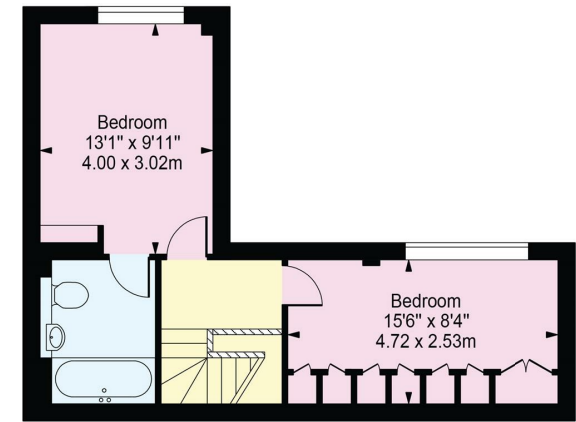


## Oppidan Apartments

Approx. Gross Internal Area  
93.68 sq m / 1008 sq ft



First Floor

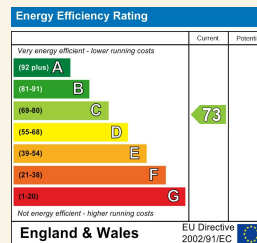


Second Floor

For Illustration Purposes Only

This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract.  
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.

Council Tax Band G EPC Rating C



24 Bristol Gardens  
London  
W9 2JQ  
hello@draperlondon.com  
0203 143 1900