



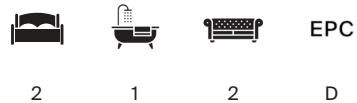
HAMPSTEAD GROVE

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: £2,500,000



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.

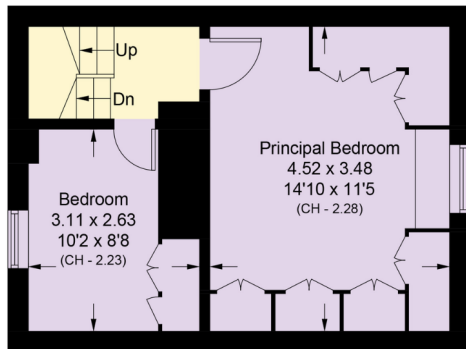
The property is the epitome of a peaceful retreat, quietly positioned away from the main thoroughfares of Hampstead. It offers a true cottage-style escape where one can fully unwind from city life.

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.



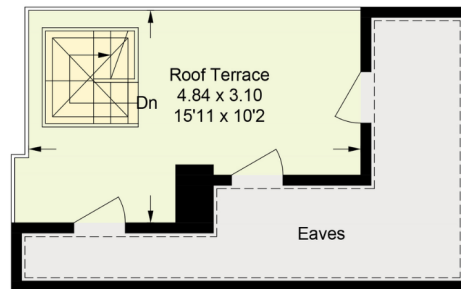






First Floor

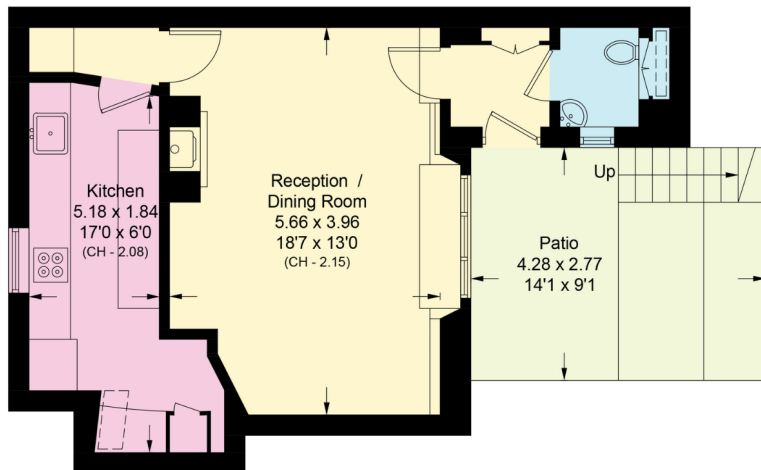
Approximate Area = 27.4 sq m / 295 sq ft



Second Floor

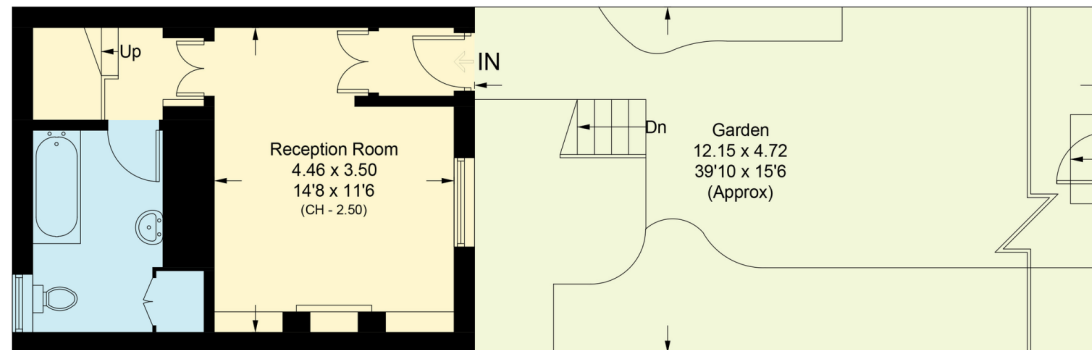
Approximate Area = 1.8 sq m / 19 sq ft
Including Limited Use Area / Eaves (10.4 sq m / 112 sq ft)

= 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.

Nathan White
020 3833 9813
nathan.white@knightfrank.com

Knight Frank Hampstead
58-62 Heath Street, London
NW3 1EN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.