



**BEAUCHAMP
ESTATES**

CANNON LANE EAST HEATH ROAD
HAMPSTEAD





A minimalistic interior designed 21st-century house.

 5  5

Exterior

Cannon Lane, in a quiet conservation area in the heart of Hampstead Village, London NW3, is a contemporary minimalist home designed by world-famous architect Claudio Silvestrin.

Highlights

- Cinema Room
- 2 Car Garage with Car Lift
- Multi-level, landscaped Garden
- Multiple Terraces, including a Roof Terrace





Interior

Extending to approximately 7,940 sq ft (737 sq m), this 21st-century house fuses stunning interior design with sustainable materials. The project is conscious of its impact on the environment. The inclined site on which it stands maximises privacy from the street while allowing for an abundance of natural light to pass through the rear elevation to illuminate the sublime interior. The mature gardens at ground floor level were designed by RHS Chelsea Flower Show gold prize winning garden designer, Chris Beardshaw.

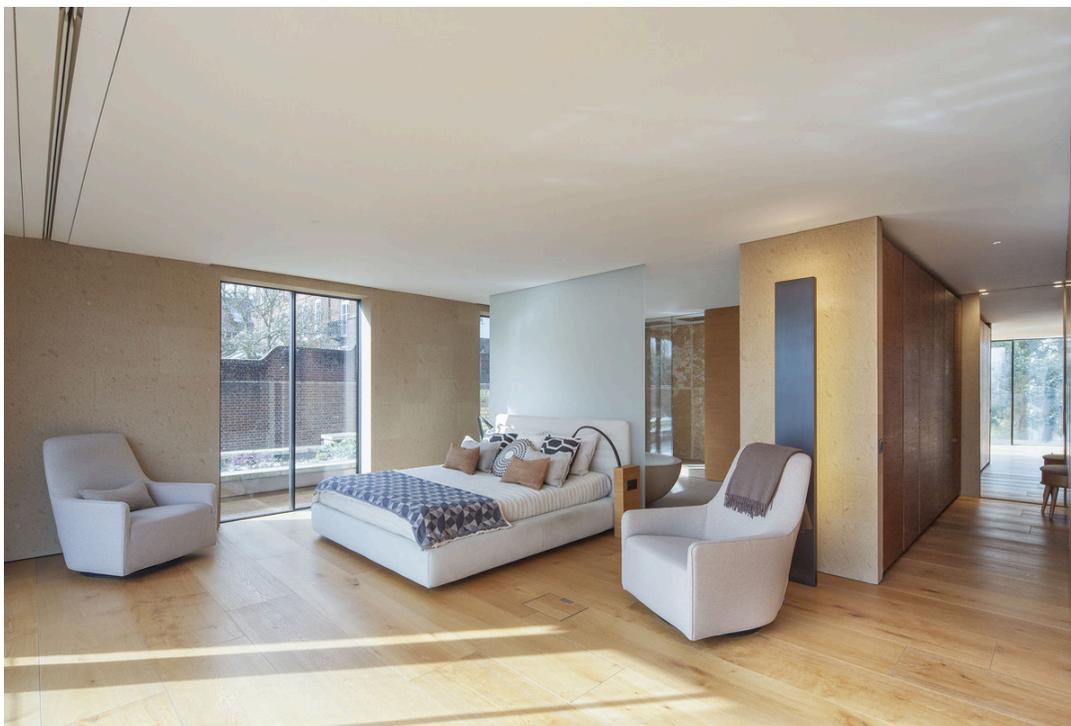


Features

- Gym
- Lift
- Sauna
- Steam Room
- Swimming Pool

Location

Cannon Lane is a picturesque and exceptionally private road, just minutes from Hampstead Village and Hampstead Heath. The charm of the 'village in the city' has made this enclave of London a highly desirable location that attracts many high profile and discerning individuals. Nearby independent schools include University College School, South Hampstead High School, Devonshire House Preparatory School, and the American School.



Terms

Price: £10,000 per week

Deposit: £60,000

Local Authority: Camden

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Lower Ground Floor

First Floor

Second Floor



Basement

Ground Floor

Cannon Lane, Hampstead

Approximate Gross Internal Area:
737.6 sq.mts. / 7940 sq.ft.
(including garage, plant rooms, light well and reduced height area, below 1.5m - denoted with dashed line)

Floor Plans produced by
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All measurements and figures are taken in accordance with RICS guidelines. This plan is for guidance only and must not be relied upon as a statement of fact.

APPROX. SCALE
0 1 2 3M

Sub Basement



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Beauchamps Estates - St Johns Wood

80 St Johns Wood High Street,
London, NW8 7SH

020 7722 9793

sjw@beauchampestates.com

www.beauchampestates.com