



## Courthope Road | London | NW3

Guide price £950,000 | Freehold

 3  2  1  B

**ADN**  
RESIDENTIAL

A rare opportunity to acquire this stunning architecturally designed detached house, ideally located in the heart of the Mansfield Road Conservation Area, just a five-minute walk from Hampstead Heath.

This beautifully presented home offers bright, spacious and thoughtfully arranged accommodation across the ground and lower ground floors, combining contemporary design with excellent natural light and high ceilings throughout. The ground floor features a superb reception room with an open-plan modern kitchen, creating an ideal space for both relaxing and entertaining, along with a convenient guest cloakroom.

The lower ground floor comprises three well-proportioned double bedrooms, all benefitting from direct access to a private patio area. The principal bedroom further enjoys the added luxury of a stylish en suite bathroom, complemented by a contemporary family shower room serving the remaining bedrooms.

Additional benefits include energy-efficient solar panels and a well-considered layout that maximises space, light and practicality, making this a truly exceptional home.

Situated on Courthope Road, the property is within easy reach of the cafés, shops and amenities of South End Green, including Marks & Spencer, as well as the wider selection of restaurants and boutiques on Hampstead High Street. Excellent transport connections are close by, with Gospel Oak railway station just a short walk away, alongside Hampstead Heath Overground and Belsize Park Underground stations, providing fast and convenient access to the City and West End.

- Architecturally designed detached house
- Two bathrooms (including one en suite) plus guest cloakroom
- Bright interiors with high ceilings throughout
- Three double bedrooms
- Spacious open-plan reception room with modern kitchen
- Permit parking

Council Tax Band: D  
EPC: B



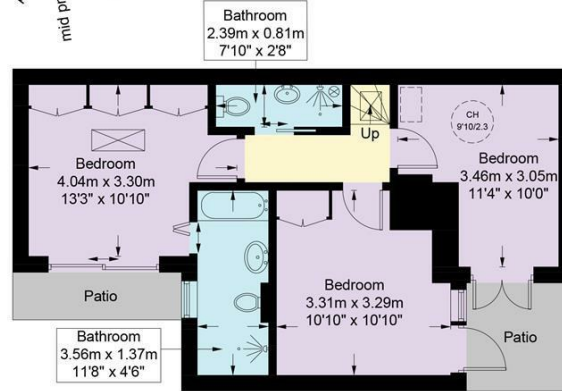
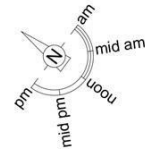




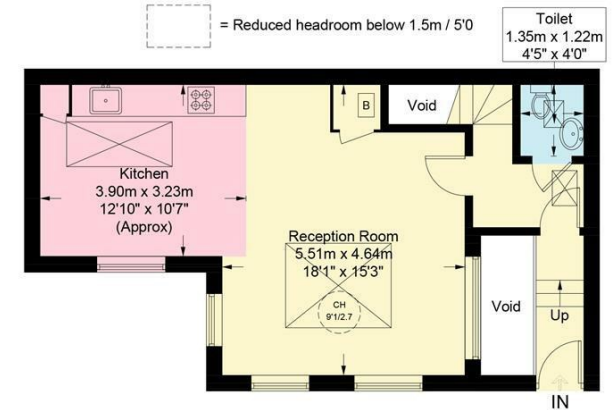
## Courthope Road, NW3

Approximate Gross Internal Area = 953 sq ft / 88.5 sq m  
(Including Restricted Height / Excluding Voids)

Restricted Height = 3 sq ft / 0.3 sq m



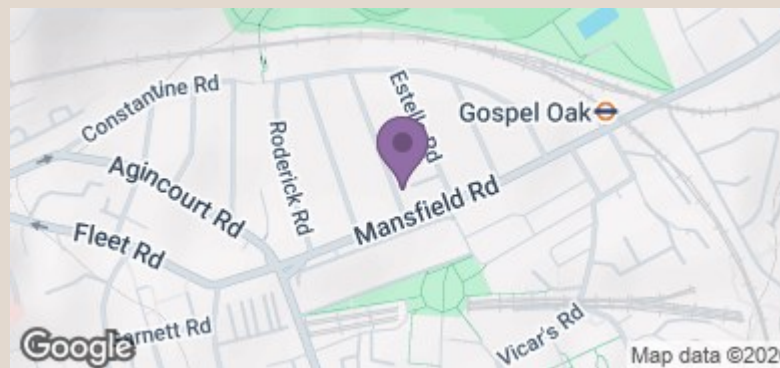
Lower Ground Floor



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	90
(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 & Wales		EU Directive 2002/91/EC	

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