



# Perrins Lane

Hampstead Village, NW3

Asking Price £3,750,000

A beautifully presented five bedroom terraced house occupying a most enviable position in the centre of Hampstead Village, just yards from the boutiques, cafés and restaurants of Hampstead High Street & Heath Street. Combining elegant period character with generous accommodation, this exceptional home extends to 2,000 square feet. Perrins Lane is one of the village's most picturesque streets, renowned for its charming period architecture and highly sought-after central Hampstead location.

This tranquil house is entered via an attractive entrance hall, with antique stained glass doors, cloakroom and guest W.C. On the ground floor there are two bedrooms, a spacious shower room and access to a secluded patio garden providing a haven of relaxation.

The first floor boasts a generous reception and dining area, providing an impressive entertaining space with excellent natural light, and ample room for both formal dining and relaxed seating. A large kitchen area with ample storage and walk in larder completes the open plan space. A well-equipped separate utility room and guest W.C complete the first floor.

The second floor provides a large principal bedroom with built in wardrobes and an en-suite bathroom with a separate bath and shower, two further bedrooms, and a shower room. The staircase continues from the second floor directly to the flat roof of the house, which could become a roof terrace subject to the required permissions.

Having previously been named Church Lane, the lane was re-named Perrins Lane in 1936, taking its name from John Perrin, a historical local property owner. Perrins Lane is one of Hampstead Village's most picturesque streets, renowned for its charming period architecture and highly sought-after central Hampstead location. It is perfectly positioned between Hampstead High Street & Heath Street, the property enjoys immediate access to a selection of independent shops, butchers, cafés, restaurants and excellent transport links including the Northern Line, while the open acres of Hampstead Heath are located just 0.9 miles away. The West End and London's theatre district is located less than five miles away. Sole agent.

**CHESTERTONS**



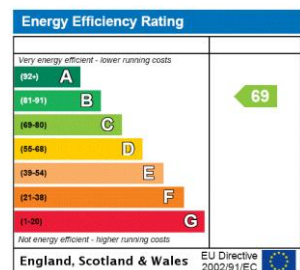
## Perrins Lane

### Hampstead Village, NW3

- Five bedroom terraced house
- Three bathrooms & two guest W.C's
- 28' x 21' living space with a fireplace
- Tranquil patio garden
- Solid oak floors and sash windows
- Built in bespoke furniture
- Historic location in the centre of Hampstead Village
- 0.1 miles to the Northern Line
- 0.9 miles to Hampstead Heath
- Five miles to the West End



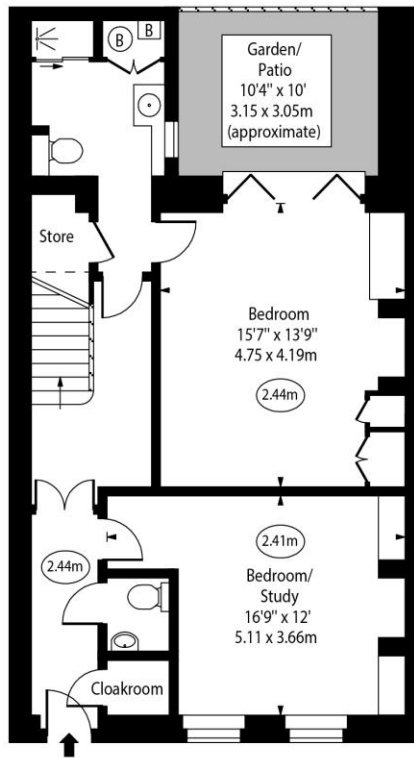
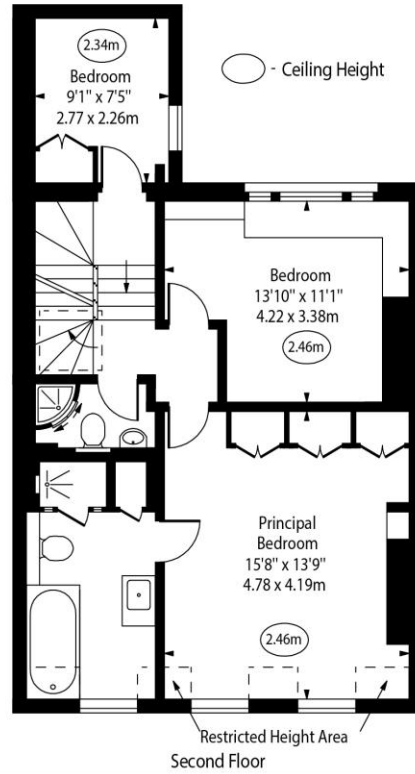
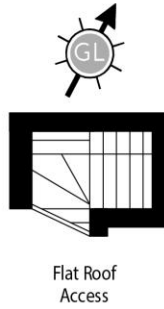
**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Camden  
**Council Tax Band:** G



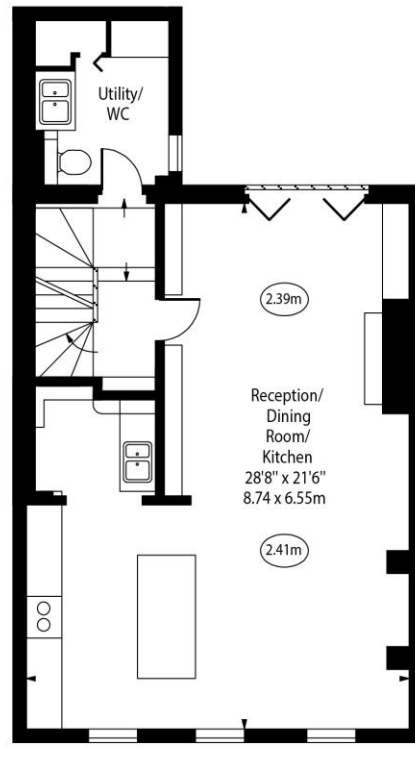
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Perrins Lane,  
Hampstead Village, NW3



Ground Floor



First Floor

Approx Gross Internal Area 1980 Sq Ft - 183.94 Sq M

Approx. Floor Area Including Restricted Heights 2000 Sq Ft - 185.80 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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