



Perrins Court

Hampstead Village, NW3

Asking Price £2,250,000

Nestled in one of Hampstead's most sought-after locations, quite literally in the centre of Hampstead Village, is this newly refurbished three bedroom, two bathroom house, with two terraces.

The property offers a perfect blend of modern elegance and convenience combined with classic charm and history. The house is meticulously refurbished throughout with wood floors and boasts an entire first floor principal bedroom suite, with built in wardrobes, an en-suite bathroom and access to a private terrace - ideal for a morning coffee overlooking the local Village atmosphere, a fully integrated kitchen featuring high-end appliances and ample storage, and an additional luxury bathroom.

The house further benefits from an additional top floor room that could be used as an office or guest accommodation, this room has direct access to a glorious sun-trap south facing roof terrace, a peaceful and private haven ideal for enjoying the evening sunset.

Being in this exceptional location, there is immediate access to the array of cafes, restaurants, gastro pubs and shops that Hampstead Village provides. Various bus links and Hampstead Underground (Northern Line) are located just 0.1 miles from the property.

It's rare that houses such as this become available in the centre of Hampstead Village, especially so in "turn key" condition. Sole agent.

CHESTERTONS



Perrins Court

Hampstead Village, NW3

- Freehold house
- Newly refurbished throughout
- Wood floors
- Principal bedroom and en-suite bathroom
- Two further double bedrooms plus a bedroom/office
- Second luxury bathroom and a guest W.C
- South facing decked roof terrace
- Immediate access to Hampstead Village
- 0.1 miles to the Northern Line



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 84 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

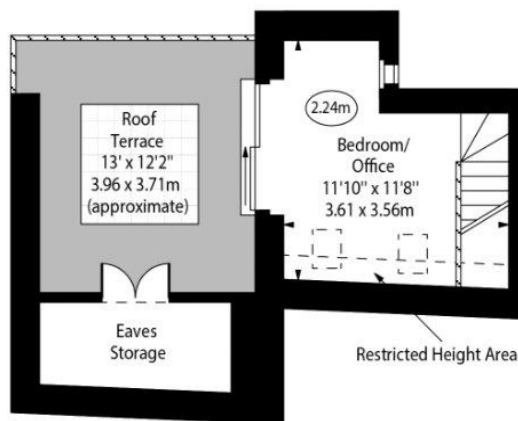
Chestertons Hampstead Sales

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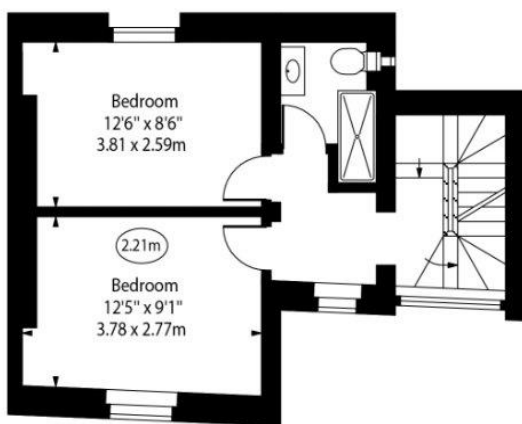
Perrins Court,
Hampstead Village, NW3



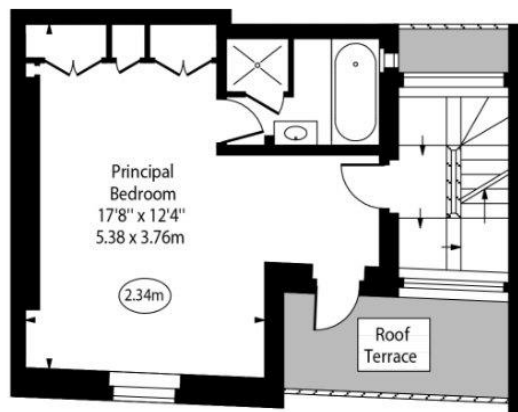
○ - Ceiling Height



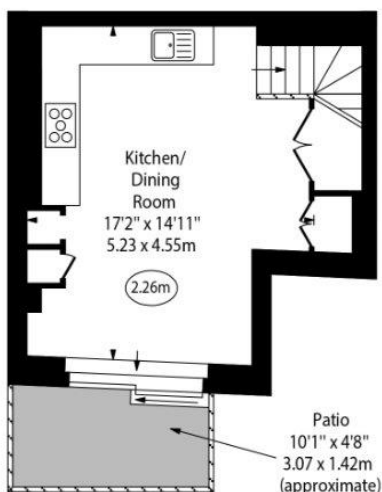
Third Floor



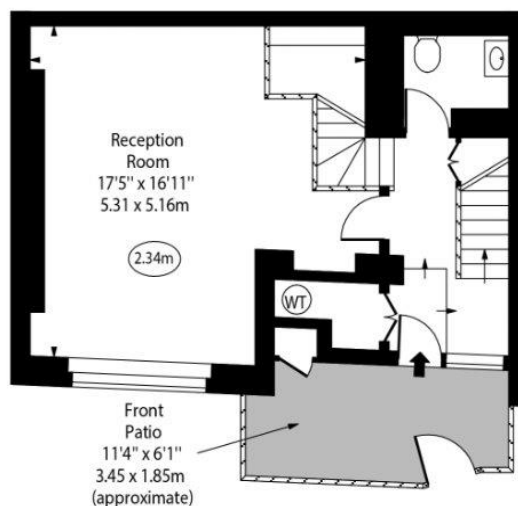
Second Floor



First Floor



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 1505 Sq Ft - 139.81 Sq M

Approx. Floor Area Including Restricted Heights 1520 Sq Ft - 141.21 Sq M

(Excluding Eaves Storage)

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.

www.goldlens.co.uk

Prepared for Chestertons

Ref. No. 030329K

