

Perrins Walk

Hampstead Village, NW3

Asking Price £2,200,000

An extremely rare, characterful freehold house, on the market for the first time in fifty years and located within this pretty mews in Hampstead Village.

Tucked away on one of Hampstead Village's most historic and charming lanes, a truly distinctive period home offering approximately 1,132 sq ft of unique and charming accommodation over three floors. Combining remarkable volume, period features and an exceptional Village setting, this beautiful home provides a rare opportunity to acquire a characterful residence just yards from the boutiques, cafés and restaurants that make Hampstead Village one of London's most desirable locations to reside in.

Approached via the enchanting cobbled walkway of Perrins Walk, the property presents an attractive white-rendered façade framed by traditional brick detailing and handsome period windows, immediately conveying its rich architectural heritage. Behind the charming exterior lies a home of surprising scale and individuality, with well-proportioned rooms, impressive ceiling heights and an abundance of natural light throughout.

The first floor offers a spectacular reception room of exceptional volume and character. The dramatic vaulted ceiling, is enhanced by skylights, tall windows, wood floors and a marble fireplace adds an extra stunning detail. This remarkable room serves as the heart of the home, equally suited to formal entertaining, relaxed family living or creative use as a library, studio or workspace. Rich architectural features and generous wall space provide an elegant backdrop for art and furnishings, while the room's proportions are rarely found in Village houses of this nature.

The principal bedroom suite is situated on the second floor and enjoys a tranquil position overlooking the rear of the property. Well-proportioned and filled with natural light, it offers a peaceful sanctuary complemented by a free-standing roll top bath. This upper-level benefits from a sense of privacy while maintaining the character and individuality evident throughout the house.

To the rear of the house, the secluded private patio garden offers a peaceful outdoor retreat, ideal for al fresco dining, additionally there is a terrace of the first floor, ideal as a reading spot.

The property's layout offers considerable flexibility for a variety of lifestyles, whether as a primary residence, London pied-à-terre or downsizing opportunity for those wishing to remain within the heart of Hampstead Village. Additionally, the house has the huge benefit of an allocated parking space.

Excellent transport connections are available with Hampstead Underground (Northern Line), providing direct access to the West End and the city. Numerous bus routes and nearby road links further enhance connectivity across London. Sole agent.

CHESTERTONS









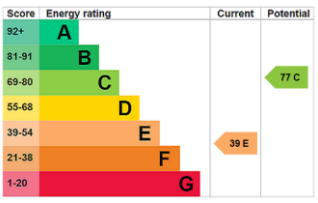
Perrins Walk

Hampstead Village, NW3

- Extremely rare & characterful freehold house
- Situated within a charming cobbled mews
- Approximately 1,132 sq ft (105.16 sq m)
- Unique accommodation arranged over three floors
- Two bedrooms plus bedroom/study
- Magnificent first-floor reception room
- Private rear patio garden & a first-floor terrace
- Allocated parking space for one vehicle
- Yards from Hampstead Village's shops, cafés & restaurants
- 0.1 miles to the Northern Line



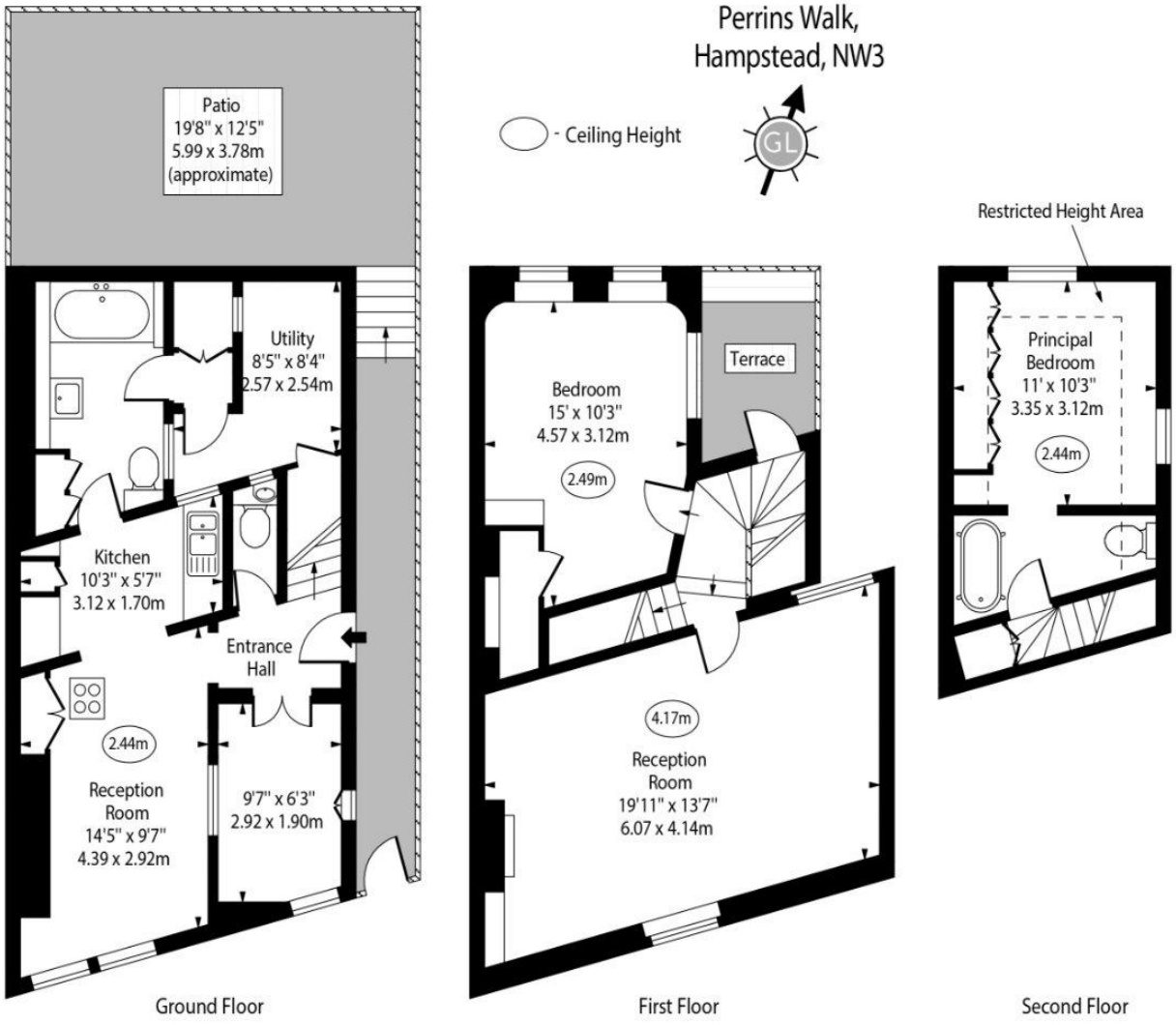
Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Camden
Council Tax Band: G



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Approx Gross Internal Area 1132 Sq Ft - 105.16 Sq M

Approx. Floor Area Including Restricted Heights 1190 Sq Ft - 110.55 Sq M

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