

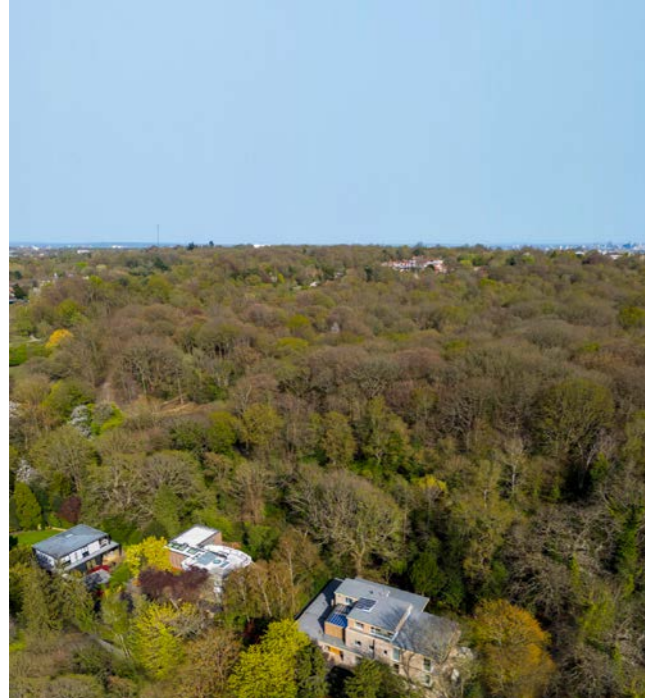


# Beechworth Close

**Hampstead London NW3**

AN EXQUISITE  
CONTEMPORARY  
RESIDENCE  
OVERLOOKING  
THE HEATH





TUCKED AWAY  
WITHIN AN  
**EXCLUSIVE** AND  
**DISCREET**  
CUL-DE-SAC ON  
**THE VERY EDGE**  
**OF HAMPSTEAD**  
**HEATH,**

this exceptional detached residence offers a striking contemporary home of rare quality and scale. Set within beautifully landscaped grounds of over a third of an acre, the house enjoys a uniquely privileged position, backing directly onto the verdant setting of the Heath.





Extending to over 6,300 sq ft, the property has been designed in a bold modernist style

# COMBINING ARCHITECTURAL CLARITY WITH EXCEPTIONAL CRAFTSMANSHIP.

The design has been meticulously conceived to maximise light, volume and connection to its surroundings. Striking floor-to-ceiling and double-height glazing defines the principal elevations, drawing natural light deep into the interiors while framing uninterrupted views of the private gardens and woodland beyond, creating a seamless connection to its natural surroundings.





## INSIDE, A **REFINED** AND **COHESIVE** **DESIGN SCHEME**

showcases high-quality materials, fittings, and finishes, establishing a calm and sophisticated atmosphere throughout.

A dramatic sense of arrival is created by the double-height entrance hall, crowned by a glazed ceiling and anchored by a sculptural staircase—an architectural centrepiece that sets the tone for the entire house.

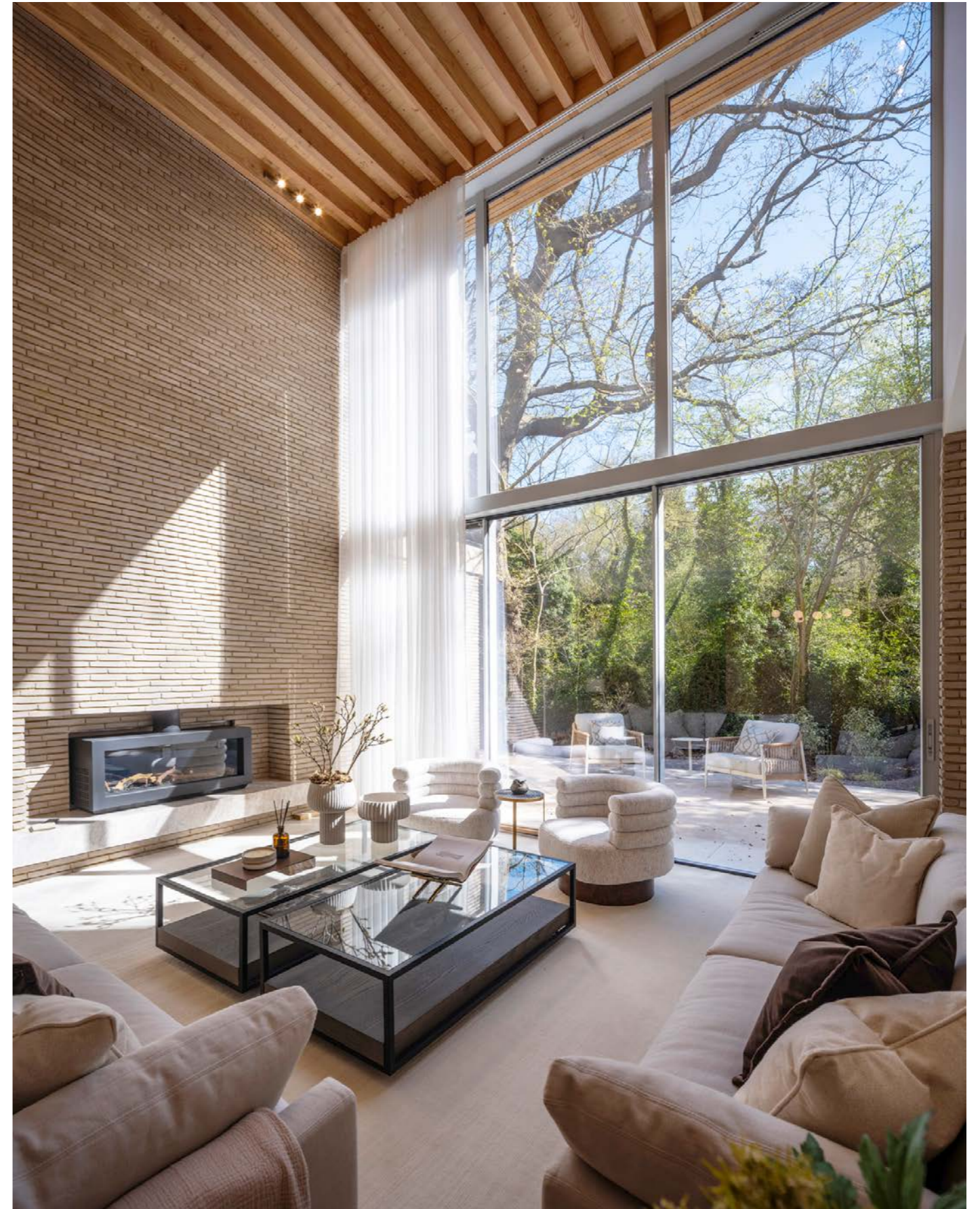




The ground floor has been designed for both

**ELEGANT  
ENTERTAINING  
AND RELAXED  
DAILY LIVING.**

A sequence of beautifully proportioned reception spaces including a magnificent double-height formal lounge, and a cosy family dining and sitting room, flow effortlessly around a central kitchen and breakfast room which forms the heart of the house. Both principal reception rooms feature open-flame gas fireplaces with automated curtains, adding warmth and theatre to the space.







## THE BESPOKE LEICHT KITCHEN

features Taj Mahal Quartzite natural stone worktops and Swiss made V-Zug appliances, and is complemented by a fully equipped secondary scullery kitchen, discreetly positioned alongside a staff bedroom suite with its own separate entrance.





The first floor is centred around

## AN IMPRESSIVE **PRINCIPAL SUITE,**

featuring a generously proportioned master bedroom, dual dressing rooms and a luxurious marble-clad bathroom, with high-quality solid brass fittings and refined natural stone finishes.





## THREE FURTHER **BEDROOM SUITES**

are arranged across this level, each finished to an exacting standard, with the upper floor providing flexibility with an additional guest suite.



## FURTHER **LEISURE** AND **LIFESTYLE SPACES**

include a dedicated cinema and games room with bar and private balcony overlooking the Heath. On the ground floor a beautifully designed wellness gym opens via full-height sliding glass doors onto a private yoga deck and is complemented by a glass-fronted sauna and adjoining shower facilities, creating a calm and restorative environment.





# FLOORPLANS

**GROSS INTERNAL AREA (APPROX.)**

6,361 SQ FT (591 SQ M)

**SITE AREA (APPROX.)**

ACRE 0.4 HECTARES 0.16

FOR IDENTIFICATION ONLY, NOT TO SCALE



**GROUND FLOOR** APPROX 3,575 SQ FT - 332 SQ M



**SECOND FLOOR** APPROX 751 SQ FT - 70 SQ M



**FIRST FLOOR** APPROX 2,035 SQ FT - 189 SQ M

# SITE PLAN

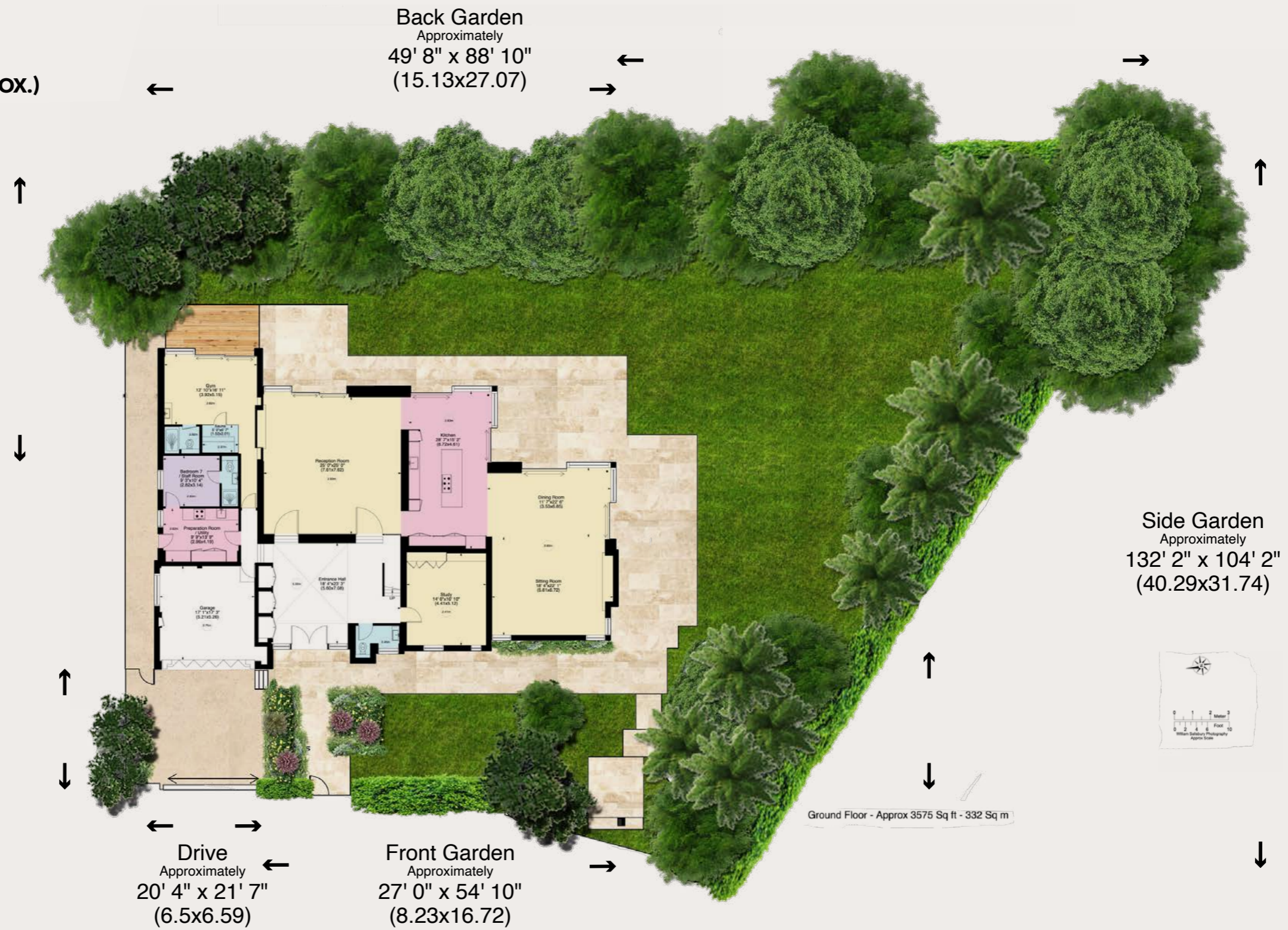
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Throughout the house, craftsmanship and specification are of the highest calibre, with underfloor heating, a fully integrated Lutron lighting and audio system, and a comprehensive security installation ensuring both comfort and peace of mind.

Approaching the property, the enclosed frontage offers automated vehicular gates and a separate secure pedestrian entrance providing off street parking in addition to an integral double garage with automated door.

## SPECIFICATIONS

### KITCHEN AND LIVING SPACES

- Hand made Belgian bricks by Vande Moortel (internal and external)
- Kitchen worktops Taj Mahal Quartzite natural stone
- Kitchen by LEICHT with V-Zug appliances
- Bottichino natural marble floor finishes

### BATHROOMS

- Brassware by Coalbrook
- Calacatta Viola Marble vanities
- Bathrooms Calacatta amber marble tiling throughout

### FEATURES

- Underfloor heating throughout
- Landscaped garden of more than a third of an acre which backs directly onto the Heath
- Living spaces featuring double-height expanses of glazing overlooking the heath
- Sauna and gym overlooking the heath via expansive floor to ceiling glazing





CLICK HERE TO VIEW MOVIE

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TENURE: FREEHOLD

£12,950,000

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