Knight Frank



PERRINS LANE

Hampstead, NW3



AN EXCEPTIONALLY WELL LOCATED FIVE BEDROOM HOUSE.

This charming five bedroom family home extends to approximately 2,061 sq ft and offers an unusually large footprint for the lane, creating a wonderful sense of lateral living that is rarely found within Hampstead Village.

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Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Freehold

Asking Price: £3,250,000





The versatile accommodation can be configured as either a four or five bedroom house, with one of the rooms currently arranged as a consultation room, making it equally well suited to family life and those seeking flexible work from home space.

The house is beautifully presented throughout and benefits from solid wood flooring, while the layout provides a natural flow between the living spaces. Particular mention should be made of the impressive first floor reception room, an inviting and elegant space featuring a Juliet balcony and a striking outlook onto mature foliage, creating a calm and secluded atmosphere despite the property's central village location.

The kitchen is full of character and practicality, centred around a traditional range cooker and further benefitting from a central island and separate pantry, providing an excellent space for both everyday living and entertaining.







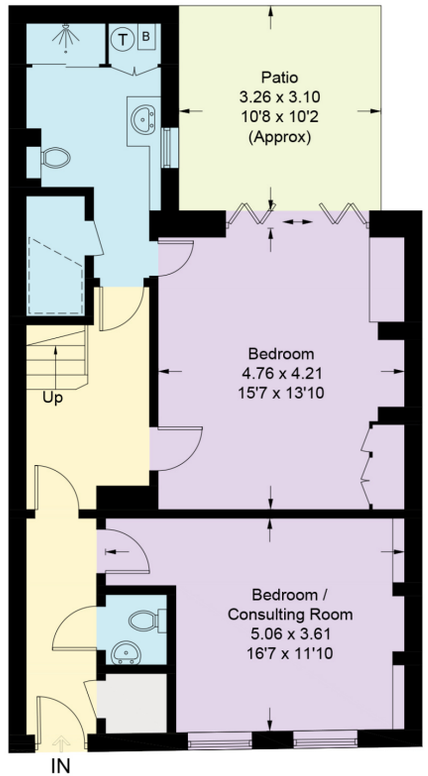
The house benefits from a ground floor patio, providing a tranquil setting for outdoor dining and relaxation. A first floor utility room adds to the practicality of the accommodation. The two principal bedrooms each benefit from en suite bathrooms, while a further shower room and guest cloakroom ensure the property is exceptionally well equipped for modern family living.

Combining generous proportions, flexible accommodation and a highly sought after Hampstead Village location, this is a rare opportunity to acquire a substantial family home on one of the area's most desirable lanes.

Perrins Lane is superbly situated in the heart of Hampstead Village within 0.1 miles of Hampstead Underground Northern Line. The area offers an excellent range of shopping and lifestyle amenities including a myriad of boutique, fine restaurants and cafés, artisan food shops and delicatessens. Hampstead and the surrounding areas provide a wide selection of highly regarded state and private schools which makes this an ideal location for families.

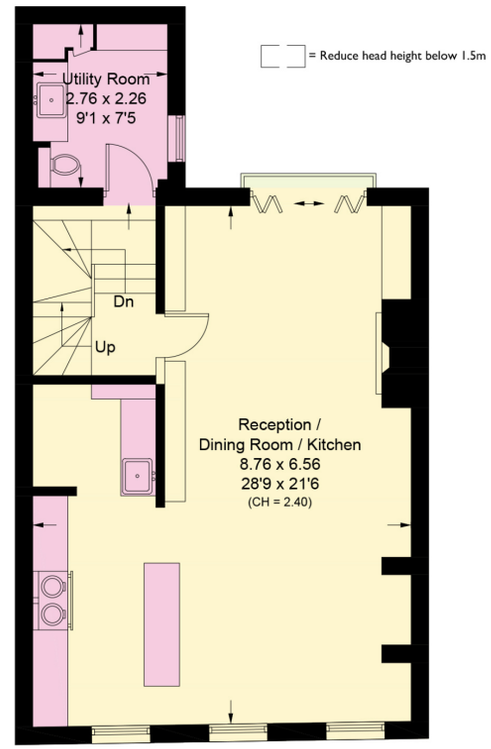






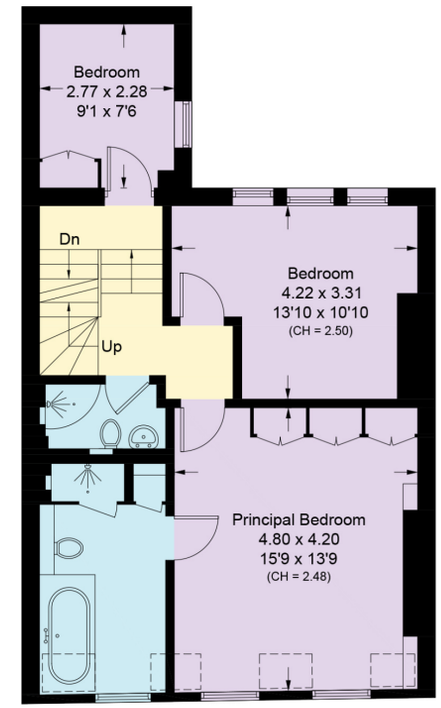
Ground Floor

Approximate Area = 63.7 sq m / 686 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



First Floor

Approximate Area = 64.5 sq m / 694 sq ft



Second Floor

Approximate Area = 60.6 sq m / 652 sq ft
Including Limited Use Area (2.3 sq m / 25 sq ft)

Approximate Gross Internal Area = 191 sq m / 2,061 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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