



ROSSLYN HILL
LONDON, NW3

GRANT J BATES
— PROPERTY —



A remarkable Victorian residence in the heart of Hampstead

GJB

Rosslyn Hill, London, NW3

Freehold

- Principal Raised Ground Floor
- Approx. 1,700 Sq Ft
- Elegant Victorian Residence
- Circa 1875
- Near Four-Metre Ceilings
- Two Bedrooms
- Two Bathrooms
- Mezzanine Study
- Private Terrace
- Communal Gardens

Description

Occupying the entire raised ground floor of an elegant Victorian residence on Rosslyn Hill, this exceptional lateral apartment extends to approximately 1,700 sq ft and offers two bedrooms, two bathrooms, a mezzanine study, a private terrace and access to beautifully maintained communal gardens.

Dating back to circa 1875 and set within one of Hampstead's most prestigious conservation areas, the apartment represents a rare opportunity to acquire a home of genuine architectural significance. Whilst not listed, the building retains an extraordinary wealth of original period detail, much of which has been sensitively preserved and celebrated by the current owners.

The raised ground floor is widely regarded as the principal floor within a Victorian building of this calibre and immediately distinguishes the apartment from more conventional conversions. Benefitting from ceiling heights approaching four metres, vast double-glazed sash windows and beautifully

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proportioned rooms, the home enjoys a remarkable sense of volume, light and grandeur throughout.

The principal reception room is a magnificent space, centred around a striking marble fireplace with a fully functioning wood-burning stove. A spectacular bay window framed by floor-to-ceiling sash windows floods the room with natural light, whilst original shutters, intricate cornicing and elaborate ceiling roses create an atmosphere of timeless elegance. Wide oak floorboards, original four-panel doors and exceptional decorative plasterwork showcase Victorian craftsmanship at its finest.

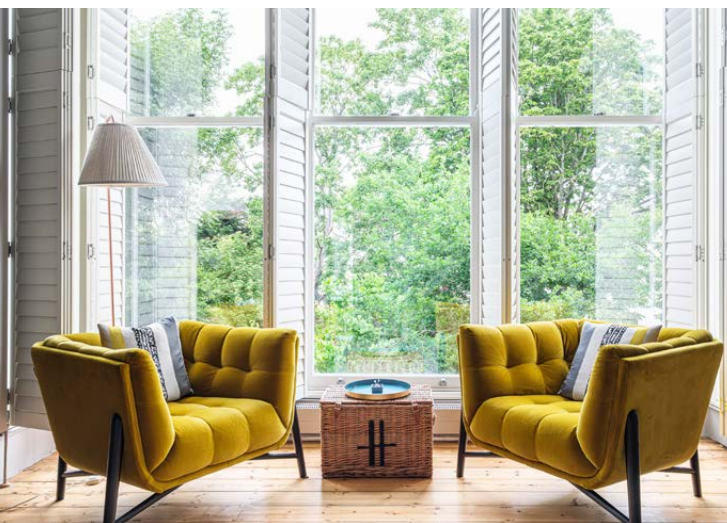
Throughout the apartment, period grandeur is balanced by carefully considered contemporary design. Ornate mouldings, marble fireplaces and bespoke joinery are complemented by handcrafted lighting from Brand van Egmond, a Flos Zeppelin chandelier and Frato fittings, creating a sophisticated and design-led aesthetic.

The principal bedroom is equally impressive, with five substantial sash windows overlooking the communal gardens beyond. A mezzanine level provides an ideal study, reading room or private workspace, whilst a bespoke walk-in wardrobe and an additional fireplace enhance the sense of luxury and versatility.

The bedroom accommodation is complemented by two beautifully designed Fired Earth bathrooms. One features elegant cream-toned tiling and a bath, whilst the second is finished in rich teal tones with bespoke joinery and a walk-in shower.







The bespoke kitchen, crafted by Higham Furniture, has been thoughtfully updated and reflects the same understated elegance found throughout the home. Carefully designed for both everyday living and entertaining, it combines timeless craftsmanship with exceptional functionality.

To the rear, a private terrace offers a tranquil setting for morning coffee, summer dining or evening entertaining, with access beyond to a charming communal garden surrounded by mature trees.

Few locations in London offer the enduring appeal of Hampstead. Hampstead Heath is moments away, whilst the area's celebrated cafés, restaurants and boutiques, including Ottolenghi, Ginger & White and the original La Crêperie de Hampstead, contribute to its unique village atmosphere.

A rare opportunity to acquire a substantial and beautifully presented lateral residence combining exceptional volume, remarkable period architecture and refined contemporary living within one of North London's most coveted conservation areas.

Additional Information

Local Authority: Camden

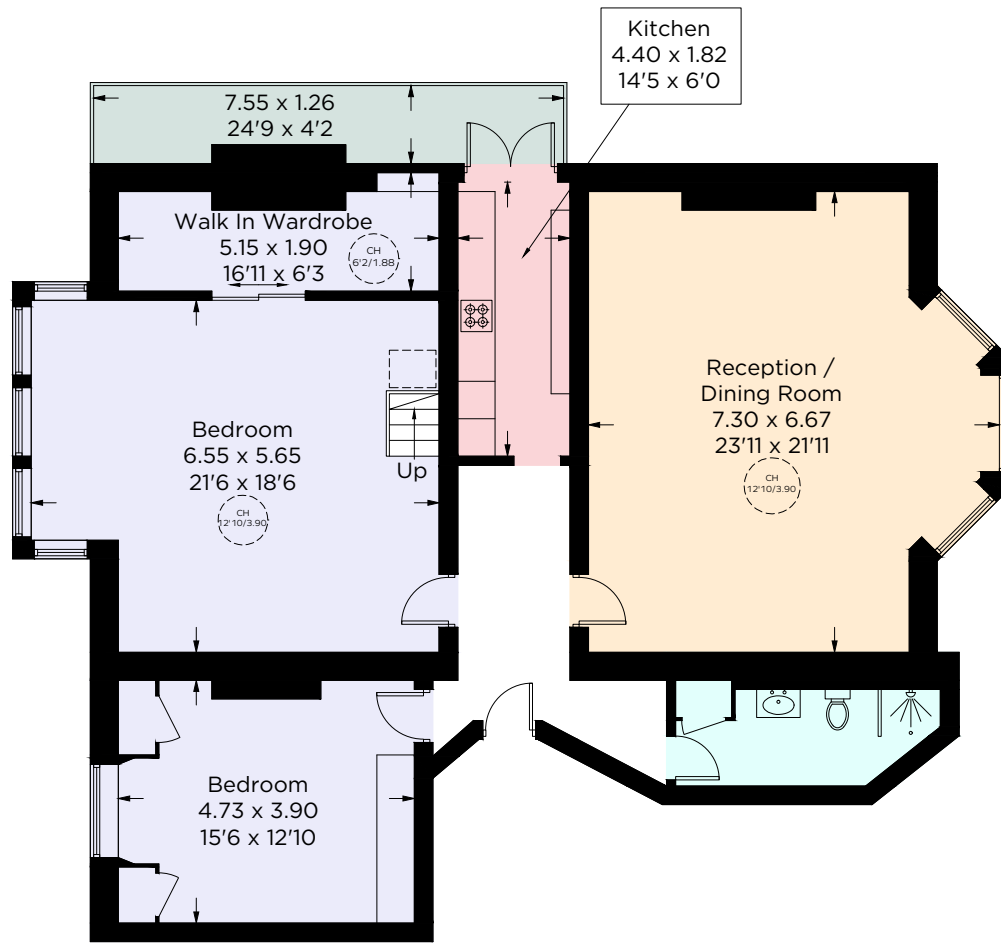
Council Tax Band: F

EPC Rating: C



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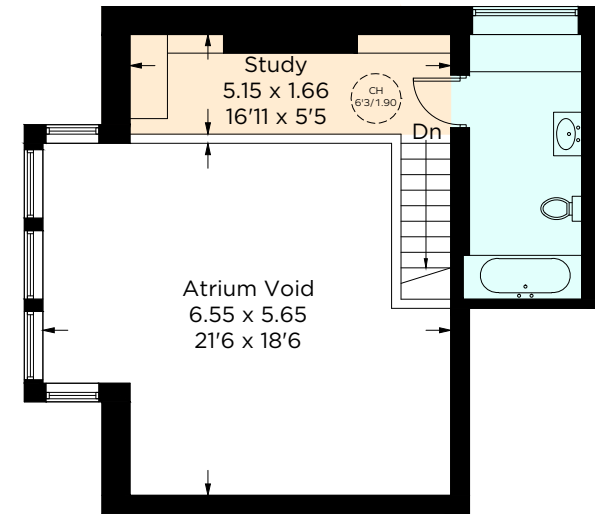




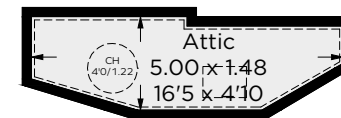
Raised Ground Floor

[] = Reduced head height below 1.5m

CH = Ceiling Height



Mezzanine



Attic

Rosslyn Hill

Approximate Gross Internal Area (Excluding Atrium Void) = 159.3 sq m / 1715 sq ft, Attic = 6.2 sq m / 67 sq ft

Approximate Gross External Area = 9.4 sq m / 101 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.