



Church Mount | Hampstead Garden Suburb | London | N2

Asking Price - £4,495,000

 **DRAPER**
LONDON

- Seven Bedrooms
- Detached Family Residence
- Large Rear Garden
- Six Bathrooms
- Deep Carriage Driveway
- Outstanding Leisure/Entertaining Spaces

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The house is entered via a magnificent entrance lobby which immediately establishes the scale and presence of the home. The ground floor provides exceptional family and entertaining space, centred around an elegant double reception room flowing seamlessly onto the kitchen and rear garden, creating an ideal arrangement for modern indoor outdoor living.

The kitchen/breakfast room opens directly onto the beautifully proportioned rear garden, which is particularly rare for a house of this scale, large, flat and highly usable, making it ideal for entertaining and family enjoyment. In addition, there is a substantial formal reception room together with another versatile reception room which could equally function as a study, playroom, family room or additional bedroom if required.

The lower ground floor is genuinely remarkable and provides an extraordinary multi purpose leisure and entertainment space, complete with bar area and direct access via a private patio with stairs leading to the garden. This exceptional space could serve as a cinema room, gymnasium, games room, party room or children's playroom depending on individual requirements. Also located on this floor is a guest bedroom suite with en-suite bathroom, utility room, guest cloakroom and boiler room.





The first floor features a magnificent principal bedroom suite with separate dressing room and luxurious en suite bathroom with bath, separate shower and double vanity sinks. Two further substantial double bedrooms are positioned on this floor, both benefitting from en-suite facilities.

Occupying the second floor are two additional excellent bedrooms, again both with en-suite bathrooms and extensive storage, providing ideal accommodation for children or guests.

Church Mount is widely regarded as one of Hampstead Garden Suburb's most prestigious residential addresses, celebrated for its beautiful tree-lined setting, outstanding detached homes and exceptional family environment.

The property is ideally positioned for the open green spaces of Hampstead Heath and Kenwood, whilst also being within easy reach of Hampstead, Highgate, St John's Wood and Finchley Road, all offering an excellent selection of cafés, restaurants, boutiques and everyday amenities.

Excellent transport links are nearby, including East Finchley Underground Station (Northern Line), providing direct access into the West End, King's Cross, the City and beyond, together with convenient access to the A1, North Circular and M1. The area is also exceptionally well regarded for its outstanding selection of highly acclaimed schools, making it one of North London's most sought-after family locations.



Church Mount

Approx. Total Internal Area
 489.23 sq m / 5266 sq ft
(Including Restricted Height Area & Excluding Void)
Approx. Gross Internal Area
 451.76 sq m / 4863 sq ft
(Excluding Restricted Height Area & Void)
Approx. Gross Internal Area Of Restricted Height
 37.47 sq m / 403 sq ft

Lower Ground Floor
 Bar Area: 34'3" x 34'3" (10.44 x 10.44m)
 Bedroom: 16'10" x 11'7" (5.13 x 3.53m)
 Utility Room: 9'2" x 9'6" (3.17 x 2.90m)
 Boiler Room: 12'4" x 10'3" (3.76 x 3.12m)

Upper Ground Floor
 Kitchen: 20'0" x 17'11" (6.30 x 5.46m)
 Reception Room: 23'2" x 16'3" (7.06 x 4.95m)
 Dining Room: 16'2" x 11'11" (4.93 x 3.65m)
 Bedroom: 16'4" x 11'9" (4.98 x 3.58m)

First Floor
 Bedroom: 11'11" x 10'10" (5.77 x 4.83m)
 Bedroom: 21'1" x 11'10" (6.43 x 3.61m)
 Bedroom: 16'2" x 11'9" (4.93 x 3.58m)

Second Floor
 Bedroom: 14'0" x 14' (4.27 x 4.27m)
 Bedroom: 16'7" x 12'11" (4.99 x 3.68m)

For Illustration Purposes Only
This Floor Plan Should Be Used As A General Outline For Guidance Only And Does Not Constitute In Whole Or In Part An Offer Or Contract. Any Intending Purchaser Or Lessee Should Satisfy Themselves By Inspection, Searches, Enquiries And Full Survey As To The Correctness Of Each Statement. Any Areas, Measurements Or Distances Quoted Are Approximate And Should Not Be Used To Value A Property Or Be The Basis Of Any Sale Or Let.

Council Tax Band H EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

24 Bristol Gardens
 London
 W9 2JQ
 hello@draperlondon.com
 0203 143 1900