



**CHATHAM HOUSE,**  
**HEATH STREET, HAMPSTEAD VILLAGE, NW3**



This handsome mid. 19th Century four-bedroom house has been subject to a complete renovation project and has been architecturally restored and reconfigured with sympathetic modernity and exceptional detail.

The Grade II listed Home occupies a superb position, set back from the road behind a gated front entrance, in the heart of Hampstead Village.

This well configured family home offers nearly 3,000sqft of living space with impressive views to the rear across a private 52ft walled garden. The property comprises four double bedrooms, a separate walk-in dressing room, an office, two bathrooms, shower room, two further w.c's, a double reception room, a large open plan kitchen/dining room, a separate utility room, and a modern glass conservatory leading to a landscaped garden. Off street parking is available by separate negotiation.

Situated on Heath Street the house is ideally located for the various amenities of Hampstead High Street, Hampstead Underground Station (Northern Line) and the green open spaces of Hampstead Heath.

**GUIDE PRICE £4,250,000**

**JOINT SOLE AGENTS**

**FREEHOLD**

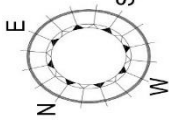






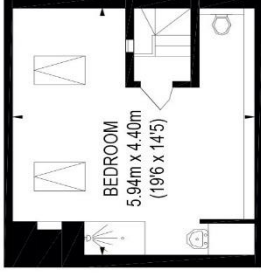
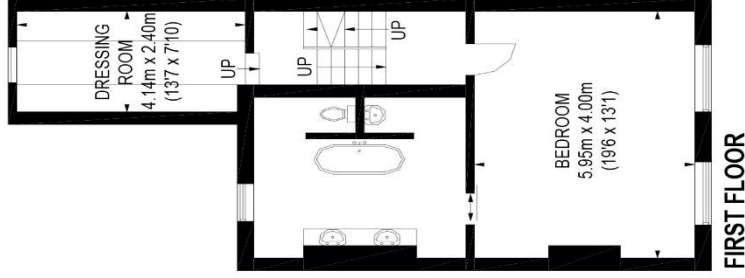
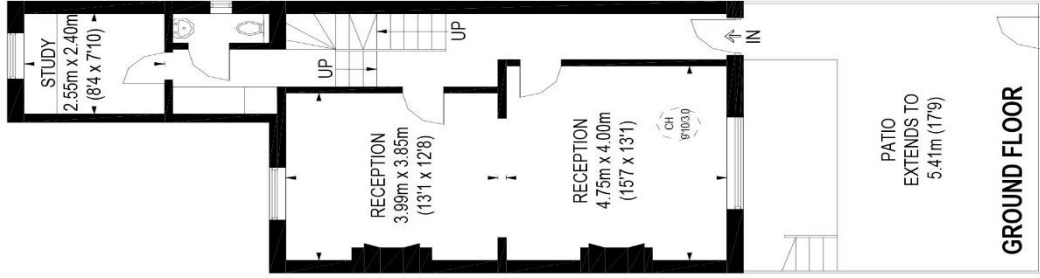
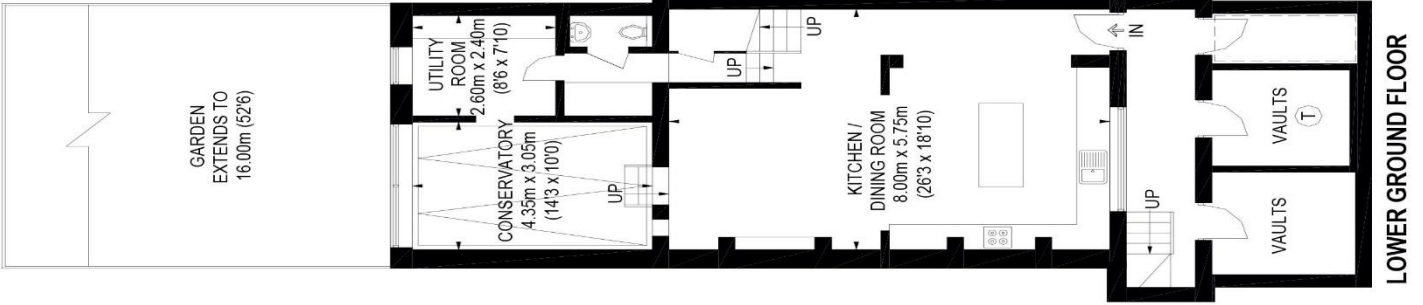
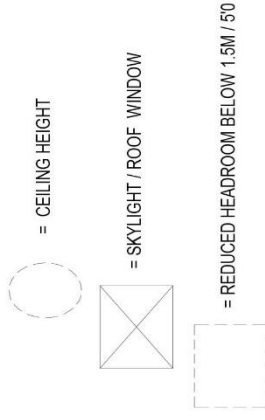


# HEATH STREET

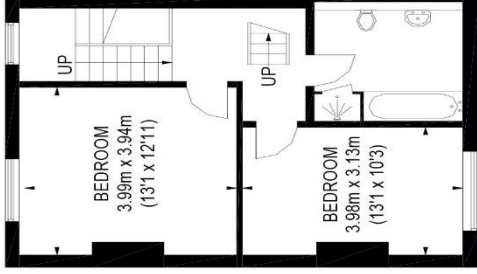


APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)

LOWER GROUND FLOOR = 776 SQ. FT. (72.1 SQ. M.)  
 GROUND FLOOR = 632 SQ. FT. (58.7 SQ. M.)  
 FIRST FLOOR = 619 SQ. FT. (57.5 SQ. M.)  
 SECOND FLOOR = 515 SQ. FT. (47.9 SQ. M.)  
 THIRD FLOOR = 280 SQ. FT. (26 SQ. M.)  
 VAULTS = 143 SQ. FT. (13.3 SQ. M.)  
 REDUCED HEADROOM = 34 SQ. FT. (3.2 SQ. M.)  
 TOTAL = 2999 SQ. FT. (278.7 SQ. M.)



THIRD FLOOR



SECOND FLOOR

LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

THIRD FLOOR

SECOND FLOOR











