



**HAMPSTEAD SQUARE, HAMPSTEAD VILLAGE, NW3**



**GUIDE PRICE £1,850,000**

**SOLE AGENT**

**FREEHOLD**

A charming and versatile Grade II listed house dating back to the 1730s, and available to the market for the very first time! The house originally formed part of a run of cottages associated with the wonderful early 18<sup>th</sup> Century Vine House in Hampstead Square.

Arranged over 3 floors with a delightful southerly aspect from all rooms, the house benefits from immense character and a self-contained studio/bedroom accessed from the 22 ft patio garden. There is 1,010 sq ft of accommodation overall.

Hampstead Square is a prized location situated in the upper reaches of old Hampstead Village close to London's highest point at Whitestone Pond, within immediate reach of Hampstead Heath. Hampstead's boutiques, cafes, restaurants, and Underground station (Northern Line) are very close to hand.



### **Accommodation and Amenities**

RECEPTION ROOM, KITCHEN/BREAKFAST ROOM, PRINCIPAL BEDROOM, BATHROOM, 2<sup>ND</sup> BEDROOM/STUDY, STUDIO/BEDROOM WITH ENSUITE SHOWER ROOM, 22' PATIO GARDEN, SOUTHERLY OUTLOOK, VIEWS TO CHRIST CHURCH, EER:D, COUNCIL TAX BAND;G

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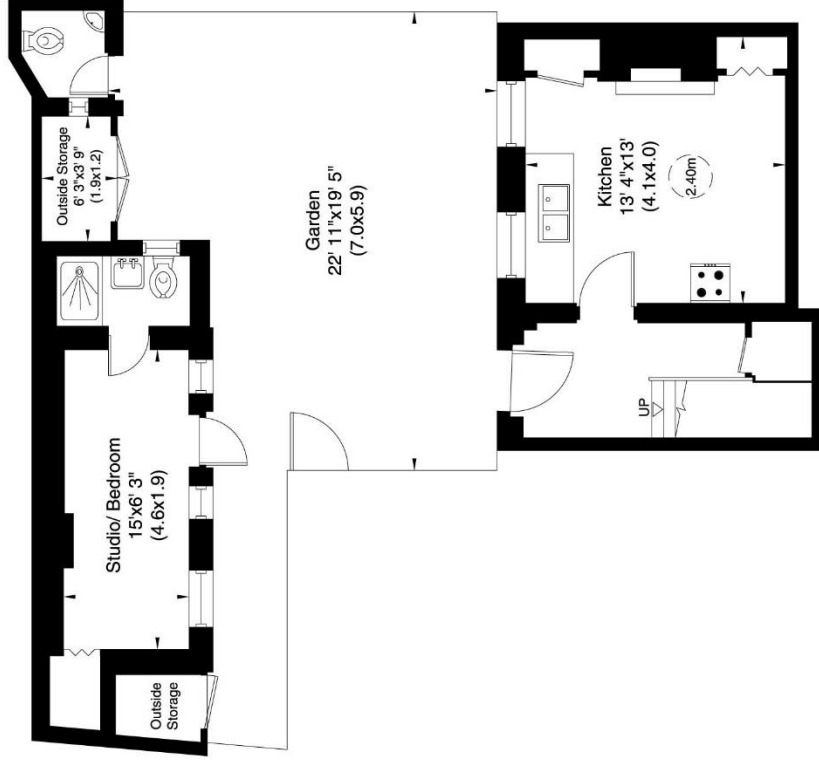


# Hampstead Square, NW3

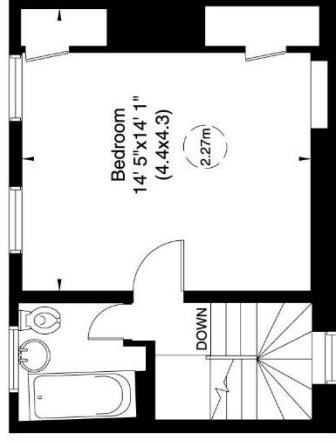
Approximate Gross Internal Area

94 sq m/ 1010 sq ft including Studio/ Bedroom

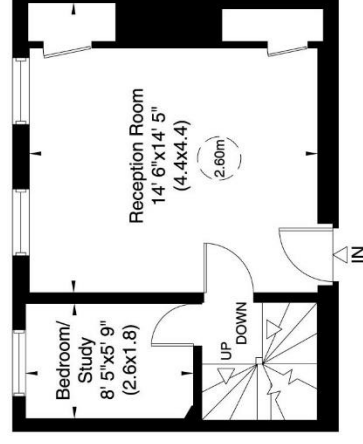
Not to Scale, for identification only



Garden Floor



First Floor



Ground Floor



For guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





**View from the house over the Studio/Bedroom towards Hampstead Square and Christ Church**