



SOUTHGROVE

HAMPSTEAD VILLAGE NW3

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Southgrove is a remarkable Grade II listed family home dating back to 1702 located on Rosslyn Hill in the foothills of Hampstead Village.

The house comprises approximately 4,494 sq ft, is set across four floors and is filled with original features throughout. On the ground floor there is a gracious dining room, a grand drawing room and two further reception rooms all with open fires as well as an adjoining wing with guest suite. On the lower ground floor there is a traditional kitchen with AGA, a utility room, an office as well as a self-contained apartment.

On the first floor there is an impressive principal bedroom with dressing room and bathroom suite. On the second floor there are two double bedrooms and a bathroom and a separate small study/bedroom.

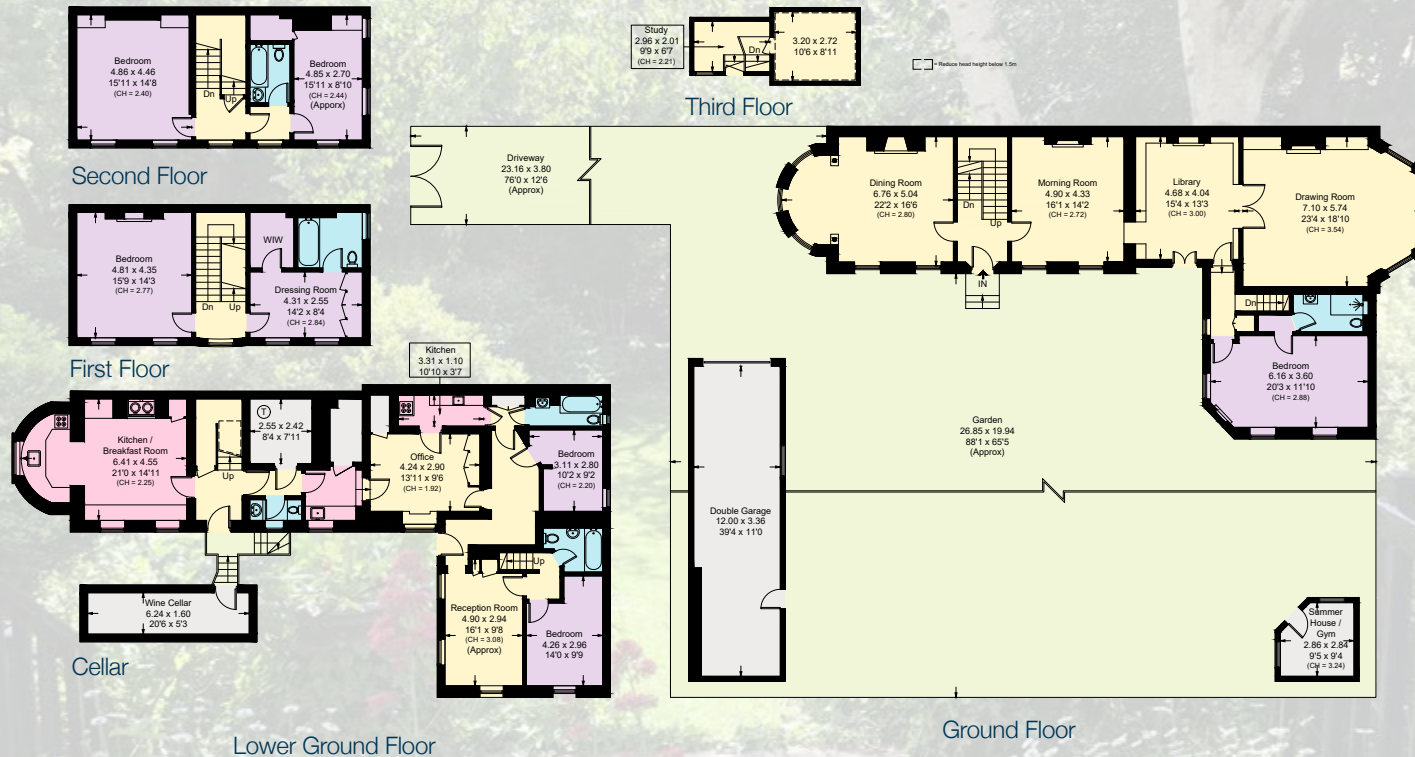
This rare to the market home also has the benefit of garaging, gated off street parking for multiple cars, a summerhouse, a large wine cellar and a stunning, mature and extremely private garden.

The house is situated equidistantly between Hampstead and Belsize Park Underground Stations (Northern Line) and within walking distance of all the local shops, restaurants and cafes. Hampstead Heath and Hampstead Overground are located close by.





APPROXIMATE AREA
 APPROXIMATE AREA = 417.5 SQ.M / 4,494 SQ.FT
 CELLAR = 10.1 SQ.M / 109 SQ.FT
 OUTBUILDINGS = 47.7 SQ.M / 513 SQ.FT
 TOTAL = 475.3 SQ.M / 5,116 SQ.FT
 INCLUDING LIMITED USE AREA (10.1 SQ.M / 108 SQ.FT)



ACCOMMODATION & AMENITIES

ENTRANCE HALL • MORNING ROOM • LIBRARY •
 DRAWING ROOM • DINING ROOM • KITCHEN/BREAKFAST
 ROOM • GUEST CLOAKROOM • UTILITY ROOM • WINE
 CELLAR • PRINCIPAL BEDROOM • DRESSING ROOM • EN
 SUITE BATHROOM • 2 FURTHER BEDROOMS • FAMILY
 BATHROOM • LOFT BOX ROOM/STUDY

ATTACHED GUEST HOUSE: ENTRANCE HALL • RECEPTION
 ROOM • OFFICE • KITCHENETTE
 3 BEDROOMS • 3 BATHROOMS

39' DETACHED GARAGE/POSSIBLE STUDIO GARDEN
 HOUSE • GATED OFF STREET PARKING FOR NUMEROUS
 VEHICLES • BEAUTIFUL 88' X 65' MATURE ENCLOSED
 GARDENS • COUNCIL TAX BAND H
 EPC D

GUIDE PRICE £13,950,000

FREEHOLD

JOINT SOLE AGENTS

**MARCUS
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