



A splendid Grade II Listed Georgian house

Downshire Hill, Hampstead, London, NW3

£4,250,000 Freehold



4 reception rooms • kitchen • principal bedroom suite •
2 further bedrooms • bedroom 4/study •
guest cloakroom/shower room •
self-contained garden studio • front and rear gardens

Local Information

Downshire Hill is one of Hampstead's premier addresses and runs east-west between South End Road and Rosslyn Hill. The property is located approximately 160 metres from Hampstead Heath, 400 metres from Hampstead Heath Overground Station and 800 metres from Hampstead Underground Station (Northern Line) along with the various local shops and amenities of Hampstead Village and South End Green.

About this property

This beautifully presented Grade II Listed Georgian house offers stylish family accommodation arranged over four floors. The house has been extended to provide a contemporary dining room with glass roof and bi-folding doors which open onto the delightful landscaped rear garden, complete with garden studio. The dining room leads onto an open-plan kitchen and family room.

On the ground floor there is an elegant sitting room and drawing room, which overlooks the front and rear gardens. On the first floor the principal bedroom suite spans almost the entire floor and there is an additional study which could be used as a further bedroom. On the second floor there are two further bedrooms which share a bathroom.

The house has an English Heritage blue plaque stating: Peter Medawar (1915-1987), a pioneer of Transplantation Immunology lived here. The house was also briefly the home of John Constable and family (source: Historicengland.org.uk).

Tenure

Freehold

Local Authority

London Borough Of Camden

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.

Telephone:

+44 (0) 20 7472 5000.

NB. Photos taken August 2015

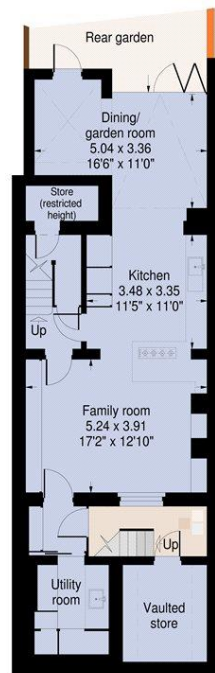




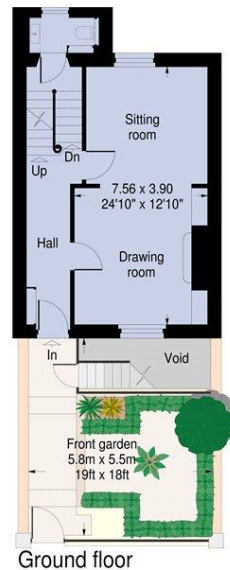


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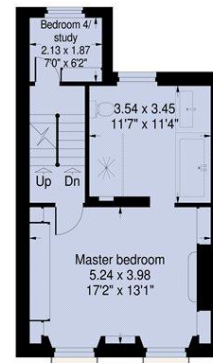
Gross internal area (approx):
Total - 223.2 sq.mts. (2402 sq.ft.)
(including vaulted store, reduced height area below 1.5m and studio)
Vaulted store 7.0 sq.mts. (75 sq.ft.)
Reduced height area - 6.9 sq.mts. (74 sq.ft.)
Studio - 15.0 sq.mts. (161 sq.ft.)
For identification purposes only. Not to scale.
Plan UK ©



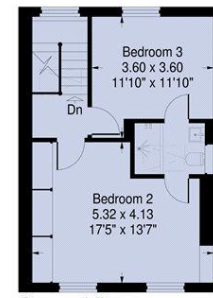
Garden level



Ground floor



First floor



Second floor