



# A rare Grade II listed cottage in one of Hampstead's finest streets

**Keats Grove, Hampstead, London, NW3**

£1,500,000 Freehold





- Grade II listed Georgian house
- Keats Grove is a famous area for the writer's house museum
- Large front garden
- Hampstead village location
- Close to Hampstead Heath

Discretely tucked away behind a large front garden sits a fabulous Georgian two bedroom house, which was once the home of Dame Edith Sitwell DBE a British poet and critic. Now offered to the market for the first time in over 60 years this wonderful period property requires modernisation, yet retains all the charm and character of the era with attractive aspects both front and rear.

Keats Grove is famous for the writer's house museum and extends approximately east to west from South End Road to its junction with Downshire Hill. This wonderful location is within easy reach of the local amenities along South End Road, including a fantastic selection of cafes and restaurants in Hampstead Village and Belsize Park.

Hampstead Heath is within 150 metres of the property with local transport links available at Hampstead Heath Overground (0.3m) Belsize Park (0.7m) and Hampstead (0.9m) underground stations.

#### **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.









**Keats Grove, Hampstead, London, NW3**  
**Gross Internal Area** 1245 sq ft, 115.7 m<sup>2</sup>

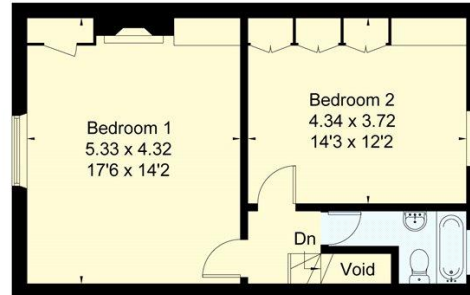
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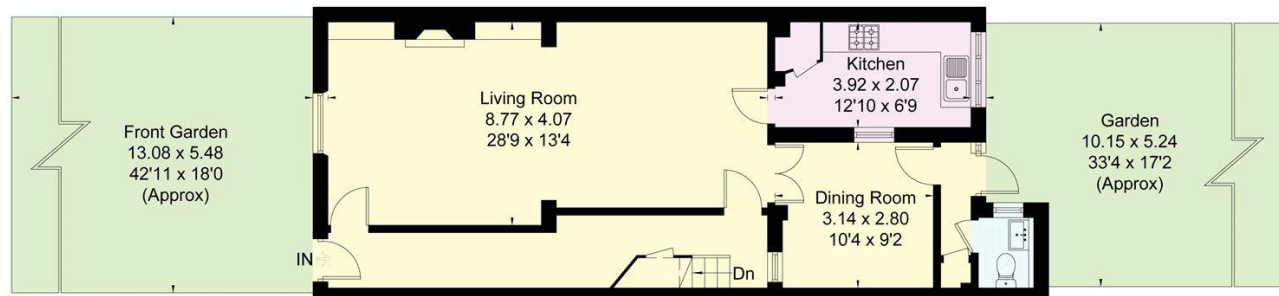
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Approximate Area = 115.7 sq m / 1245 sq ft (Excluding Void)  
Including Limited Use Area (1.1 sq m / 11 sq ft)  
For identification only. Not to scale.  
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### First Floor

Area = 45.8 sq m / 493 sq ft  
(Limited Use Area = 0.4 sq m / 4 sq ft)



### Ground Floor

Area = 69.9 sq m / 752 sq ft  
(Limited Use Area = 0.7 sq m / 7 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 233852

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