

TEMPLEWOOD AVENUE
HAMPSTEAD, NW3



TEMPLEWOOD AVENUE

Set within grounds of 0.7 of an acre, Templewood Avenue presents an elegant Grade II listed Edwardian mansion with grand proportions and planning consent. This ambassadorial abode offers the opportunity for a purchaser to create a magnificent residence of circa 17,000 sq ft (1,579 sq m), behind the original and charming Edwardian façade. The property is currently arranged as 6 apartments and a coach house, and is an income producing asset. Further details available on request from our offices.

Templewood Avenue is renowned for boasting some of North West London's finest homes, whilst being located a short distance from Hampstead's historical high street and village. Hampstead Heath is located within a few hundred yards, and offers a wide range of recreational facilities, cafés, children's playgrounds, manicured gardens, ponds, and vast unspoilt woodland. Hampstead Underground Station (Northern Line) is within a short walk away.

HISTORY

Constructed between 1910 and 1911, by Irish developer George Washington Hart and designed by architect Charles Quennell (1872-1935), this building of significant importance was the final part of the West Hampstead development and in years gone by, has been a hub for tennis tournaments and garden parties on its ample lawns.

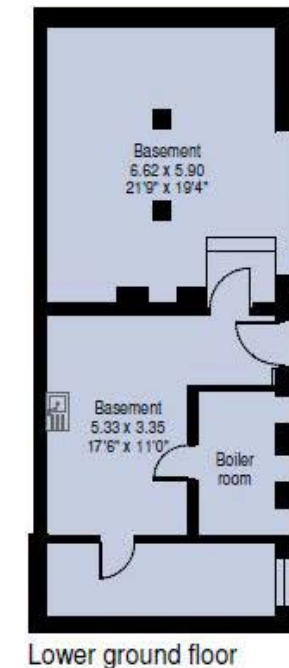
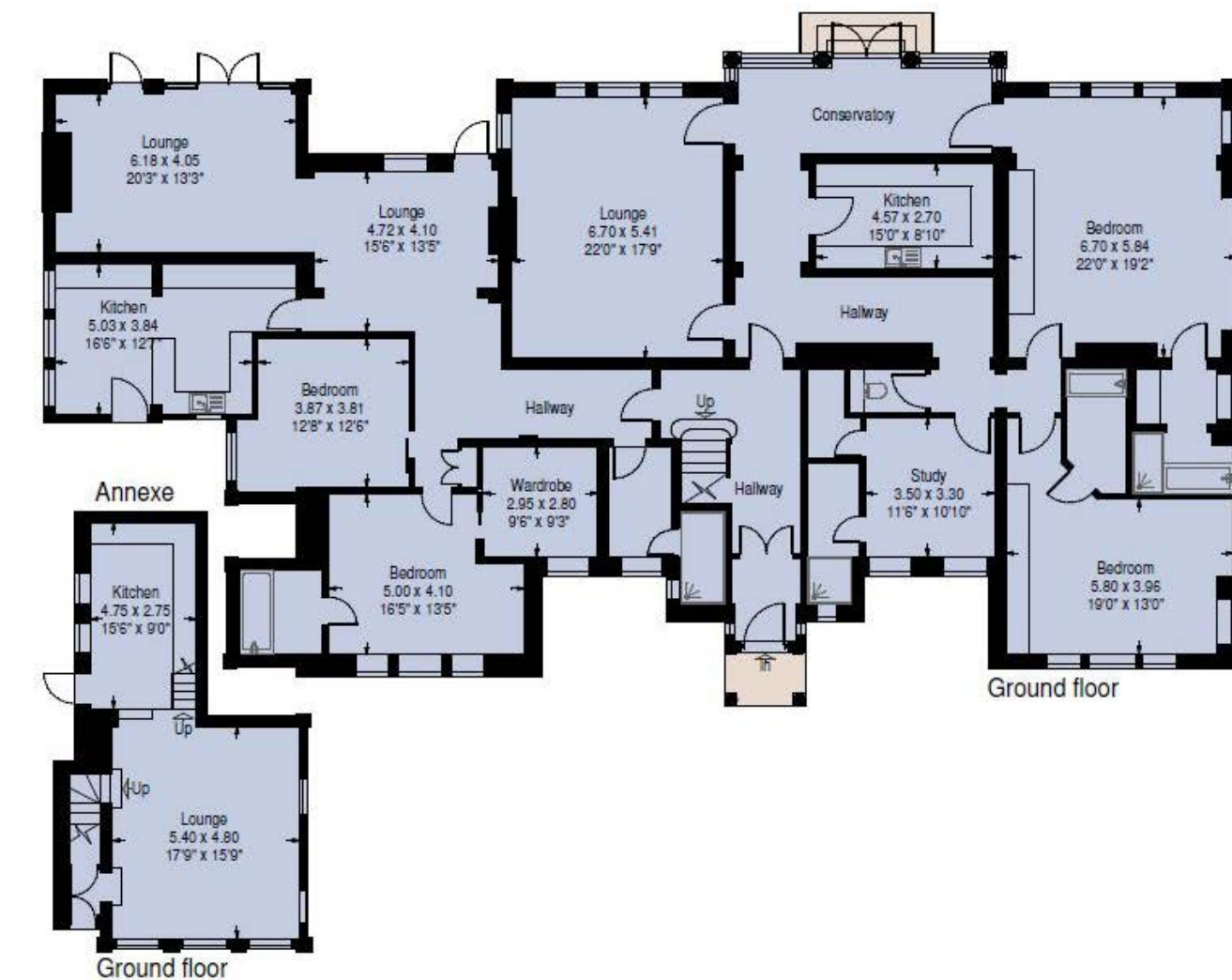
A property of generous proportions, this outstanding rich red brick home was constructed to command an impressive position on Templewood Avenue – and over one hundred years later, it appears no less monumental.

The property is located on what was historically part of Manor Farm, a 356 acre agricultural estate which belonged in medieval times, to Westminster Abbey.

This beautiful building was added to the English Heritage Listed Building Register on 11th January 1999 as a building of special architectural or historic interest in the national context. The property is considered to be a particularly fine example of the late work of Charles Quennell, not just because of its architectural style but also because of the rich and highly decorative finishes to the principal rooms.

EXISTING FLOORPLAN

Gross Internal Area (approx):
House - 1012.4 sq m (10,897 sq ft) including reduced height area below 1.5m
Reduced height area - 36.7 sq m (395 sq ft)
Annexe - 84.5 sq m (910 sq ft)



EXISTING FLOORPLAN



EXISTING SITE PLAN
Approximate site area - 0.7 acres



PLANNING PERMISSION

The property is being sold with the added benefit of full local authority consent to create one home of c.17,000 sq ft, as outlined in the 'proposed floor plans' contained in this brochure.

Planning permission was originally granted (reference 2013/6912/P) with listed building consent (2013/6973/P) on 29 April 2016, and on 15 May 2020 a certificate of lawfulness was granted to confirm that a start on site had been made to implement lawfully the planning permission 2013/6912/P, which is now everlasting.



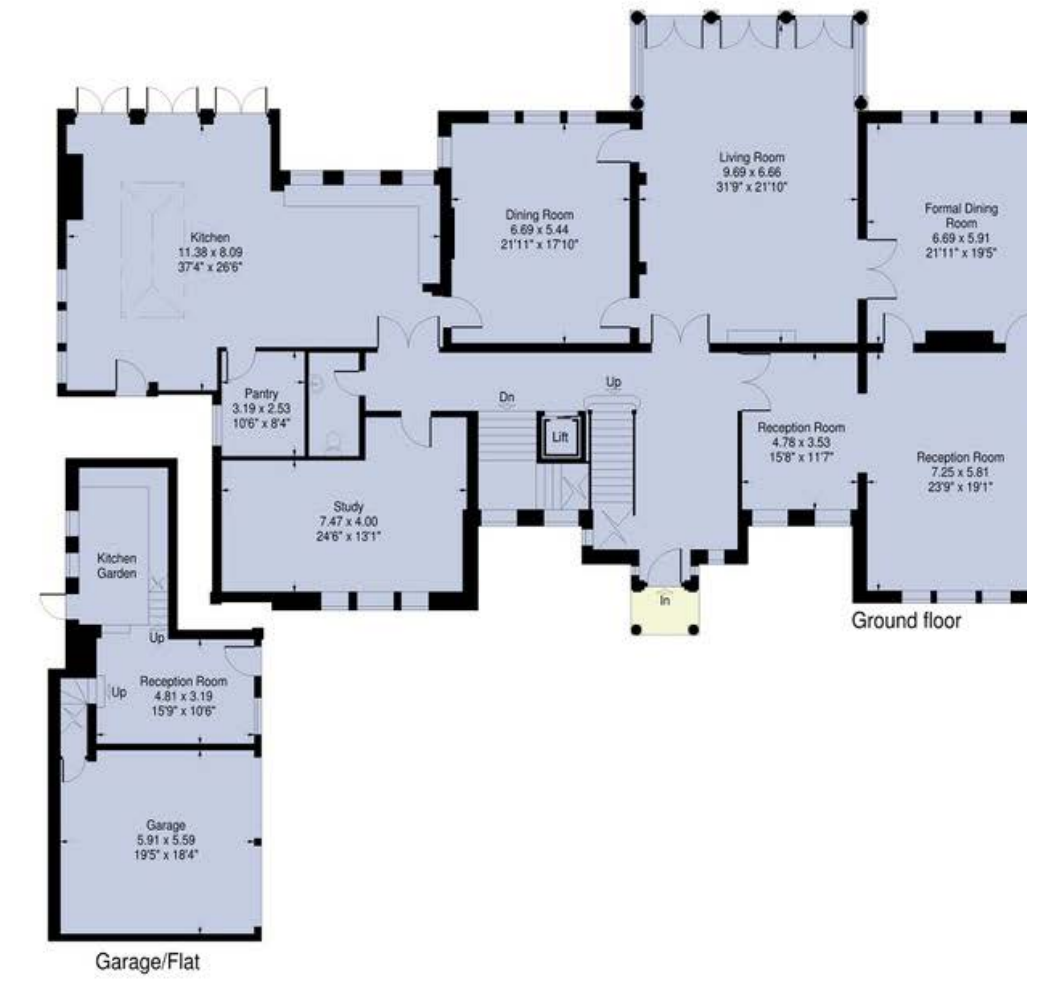
*CGI OF PROPOSED DEVELOPEMENT





PROPOSED DEVELOPMENT

Gross Internal Area (approx):
House - 1453 sq m (15,649 sq ft) including reduced height area below 1.5m
Reduced height area - 41.8 sq m (450sq ft)
Garage flat - 132.2 sq m (1423 sq ft)

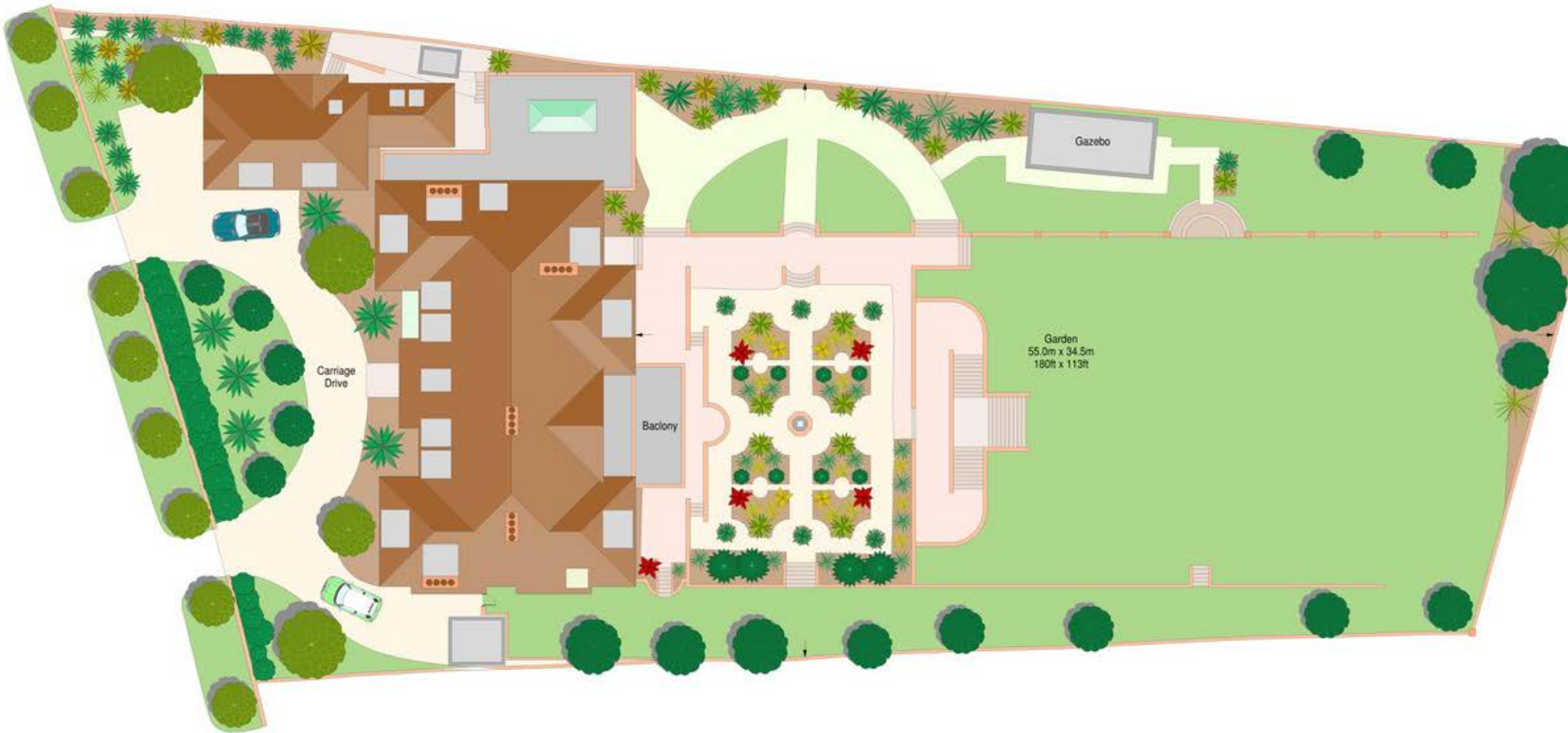


PROPOSED DEVELOPMENT



PROPOSED DEVELOPMENT

Approximate site area - 0.7 acres





Viewing by appointment only with Beauchamp Estates and Savills

£

Freehold

Beauchamp Estates -

Savills -

Rosy Khalastchy

Giles Elliott

T: 020 7722 9793

T: 020 7472 5018

E: rosy@beauchamp.com

E: Gelliott@savills.com

80 St John's Wood High Street, London, NW8 7SH

7 Perrin's Court, London, NW3 1QS

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a m

BEAUCHAMP

ESTATES

020 7722 9793

www.beauchamp.com

80 St John's Wood High Street, NW8 7SH



