



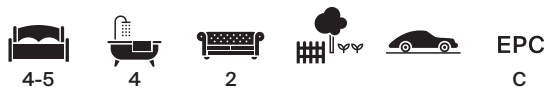
## Strathray Gardens, London NW3

Your partners in property



# EXQUISITELY DESIGNED HOME IN NW3

This extraordinary property occupies the entire garden and raised ground floors of an impressive Queen Anne-style Victorian villa, spanning approximately 3,750 sq ft.



Minimum length of tenancy: 12 months

Deposit amount: £37,500

Council Tax Band: G

Guide price: £6,250













This extraordinary property occupies the entire garden and raised ground floors of an impressive Queen Anne-style Victorian villa, spanning approximately 3,750 sq ft, on one of Belsize Park NW3's most sought-after streets.

The property has been meticulously refurbished from bare brick, resulting in a beautifully designed home with exceptional ceiling heights on the raised ground floor. Benefiting natural light, this one-of-a-kind home showcases remarkable attention to detail and craftsmanship. The expansive reception room leads into a generously sized kitchen and dining area featuring natural stone countertops, integrated Gaggenau appliances, a wine cooler, and abundant storage.

The raised ground level also includes a spacious family/TV room with Crittall-style glass partitioning and original stained-glass windows. There is also a concealed bar, cloakroom, guest WC, and dedicated study/office with views over the garden. The garden level offers a luxurious principal suite with a large bedroom, a bespoke walk-in wardrobe, and an en suite shower room. Three additional bedrooms (one with an en suite), a family bathroom, and a versatile space that functions as a large, air-conditioned bedroom or gym with an attached shower room. A utility room and separate laundry area with a private entrance provide added convenience.

Access to the garden is via a striking staircase. The approximately 100-foot by 55-foot garden has been thoughtfully landscaped, featuring mature trees, shrubs, and flowers. There are two distinct outdoor living and dining areas (one covered and heated). There is also a private external secure bicycle store with power.

Strathray Gardens is nestled in the heart of London's prestigious NW3 area, offering an exceptional blend of tranquillity and urban convenience. Located in the charming neighbourhood of Hampstead, this address enjoys a peaceful, residential atmosphere while still being within easy reach of the city's vibrant attractions.

Nearby, you'll find the picturesque Hampstead Heath, perfect for outdoor leisure and stunning views of the city. The area also boasts a variety of boutique shops, cafés, and restaurants, creating a village-like charm. Excellent transport links, including the Northern Line from nearby Belsize Park and Hampstead stations, provide quick access to central London.





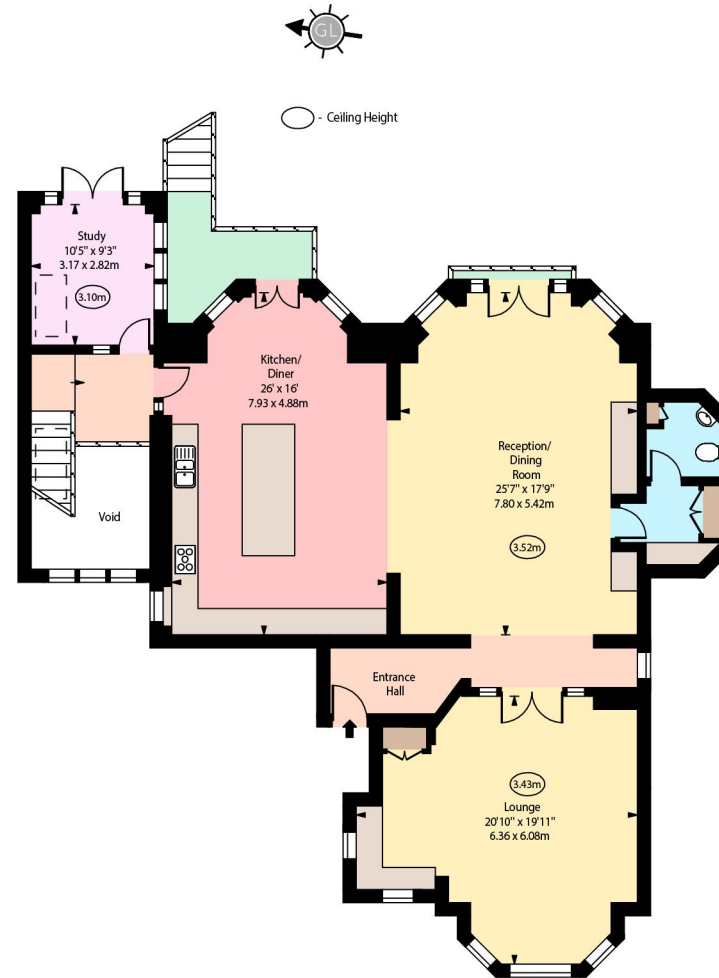
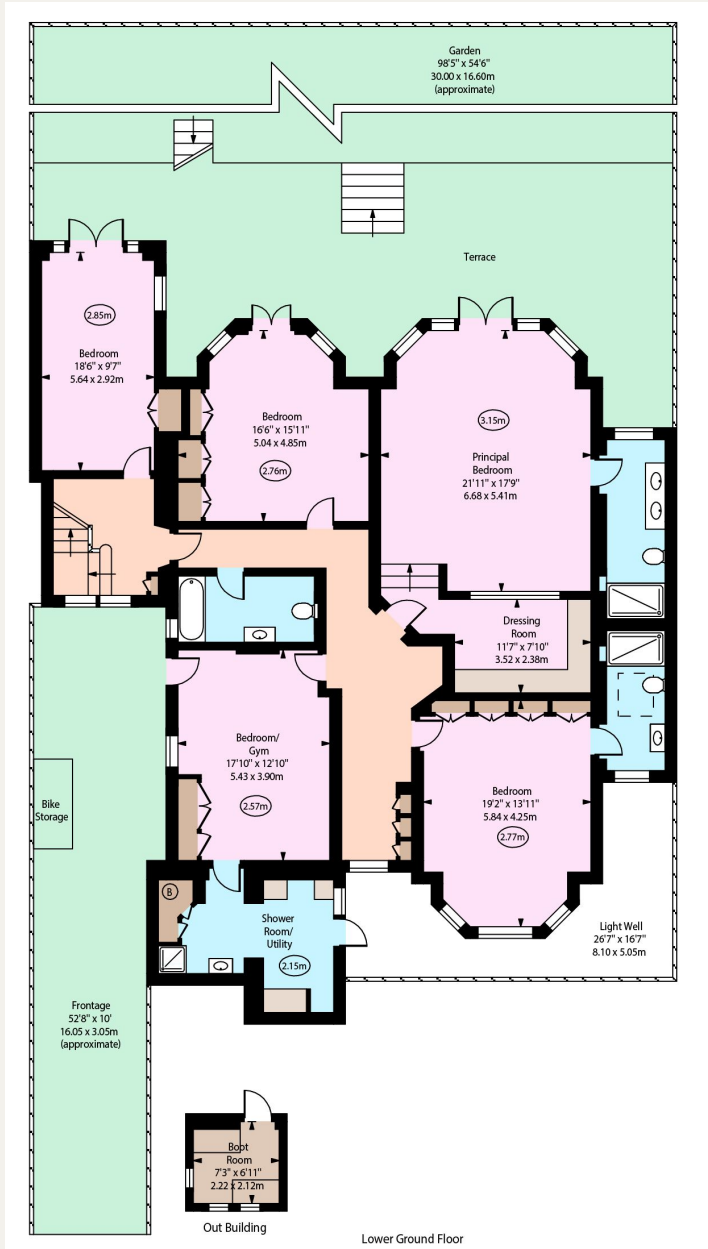




# STRATHRAY GARDENS, NW3

**Approximate Gross Internal Floor Area  
345.03 sq m / 3,714 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





We would be delighted  
to tell you more.

**Chanel Rodriguez-Moore**  
020 7483 8331  
chanel.rodriguez@knightfrank.com

**Knight Frank**  
2C Englands Lane  
London NW3 4TG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) For other fees that might apply, please ask us or visit [www.knightfrank.co.uk/tenantfees](https://www.knightfrank.co.uk/tenantfees). 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated September \*\*2022. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.