



ACHILLES ROAD

NW6



DISCOVER AN EXQUISITE LONDON TERRACED RESIDENCE

A charming Victorian period home located in this quiet residential street in the heart of West Hampstead. Positioned on one of West Hampstead's most prestigious roads, where timeless period elegance



5



3



1

EPC

B

Local Authority: London Borough of Camden

Council Tax band: G

Tenure: Freehold

Guide Price: £2,600,000



A REMARKABLE FIVE-BEDROOM, THREE-BATHROOM HOME

Extending to 2,149 sq ft, has been meticulously crafted to offer an exceptional standard of modern living.

A grand entrance, finished in Ca Pietra marble flooring, sets an unmistakably opulent tone, leading into an expansive double reception room adorned with Versailles wooden flooring, a true celebration of classic craftsmanship and architectural heritage.

At the heart of the home lies a bespoke designer kitchen, beautifully appointed with Miele and Samsung appliances, a sculptural kitchen island and seamless bifold doors that open onto a beautifully landscaped, multi-tiered garden. The inclusion of a Fairford outdoor kitchen elevates the space further, creating a refined setting for sophisticated al fresco entertaining.







The principal suite is a sanctuary of calm and indulgence, complete with a bespoke dressing room, integrated air conditioning, and a luxurious en-suite bathroom finished with Claybrook Violetta tiles.

Across the residence, expertly crafted bespoke joinery enhances the interiors, while thoughtfully designed fitted wardrobes deliver effortless organisation. Security and detailing are of the highest calibre, with a Banham alarm system and elegant Corston hardware enriching every door.

Air conditioning to the ground floor, principal suite, and loft ensures year-round comfort, completing this home's exceptional fusion of style, sophistication and functionality.



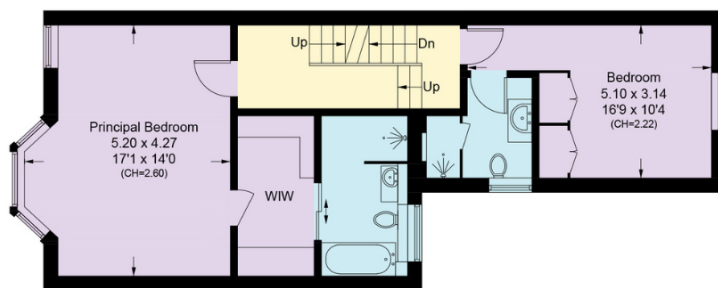
This is a rare opportunity to experience luxury living in the heart of London, where period character and contemporary refinement exist in perfect harmony. Located on a prime residential road in the highly sought-after “Greek Streets” of West Hampstead, this property enjoys an exceptional position just moments from the vibrant amenities of West End Lane. A wide selection of acclaimed schools, boutique shops, cafés, and restaurants are all within easy reach, offering a true village atmosphere with a strong community feel.

The area is also superbly connected, with excellent transport links close by, including the Jubilee Line, Thameslink, and Overground services; each station located within approximately 0.7 miles of the home, providing fast and convenient access to the City, the West End and beyond.



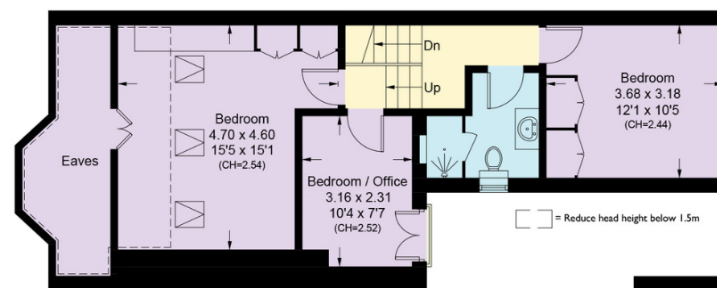






First Floor

Approximate Area = 60.3 sq m / 649 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



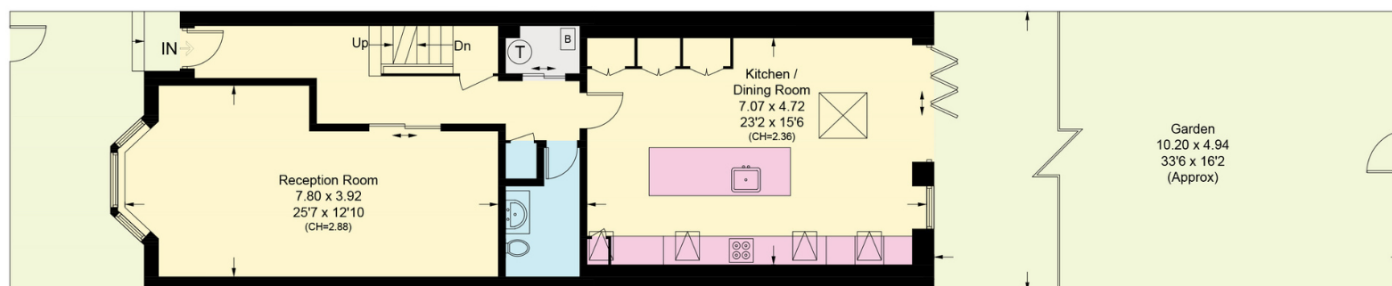
Second Floor

Approximate Area = 58.6 sq m / 631 sq ft
Including Limited Use Area (13.3 sq m / 143 sq ft)



Cellar

Approximate Area
4.3 sq m / 46 sq ft
Including Limited Use Area
(0.7 sq m / 7 sq ft)



Ground Floor

Approximate Area = 80.7 sq m / 869 sq ft

Approximate Gross Internal Area = 199 sq m / 2,149 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Nathan White
020 3833 9813
Nathan.White@knightfrank.com

Knight Frank Hampstead
58-62 Heath St, London
NW3 1EN

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 is provided to Knight Frank by third parties and is provided here as a guide only. 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 being submitted. If we are informed of changes to this information by the seller or another third party, 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. Regulations etc: 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. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 December 2025. Photographs and videos dated December 2025. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.