



Holly Mount, Hampstead, London **NW3**



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A distinctive Grade II listed four-storey Georgian home with many of the original period features remaining. Located in the heart of Hampstead Village Conservation Area just a short walk from Hampstead underground station, the lively high street shops and bistros and the open green spaces of Hampstead Heath.

Entering the property at raised ground level, you are welcomed by a bright hallway. To the left, a beautifully crafted bespoke Davenport kitchen features solid oak worktops, a generous butler sink, high quality Miele appliances and the essential Aga.



Guide price: £3,750,000

Tenure: Available freehold

Local authority: London Borough of Camden

Council tax band: G



To the right, a spacious, extended reception room offers views of both the south-facing, walled garden and the cobbled lane of Holly Mount, and also provides direct access to a patio garden, creating an ideal setting for outdoor dining during the warmer months.

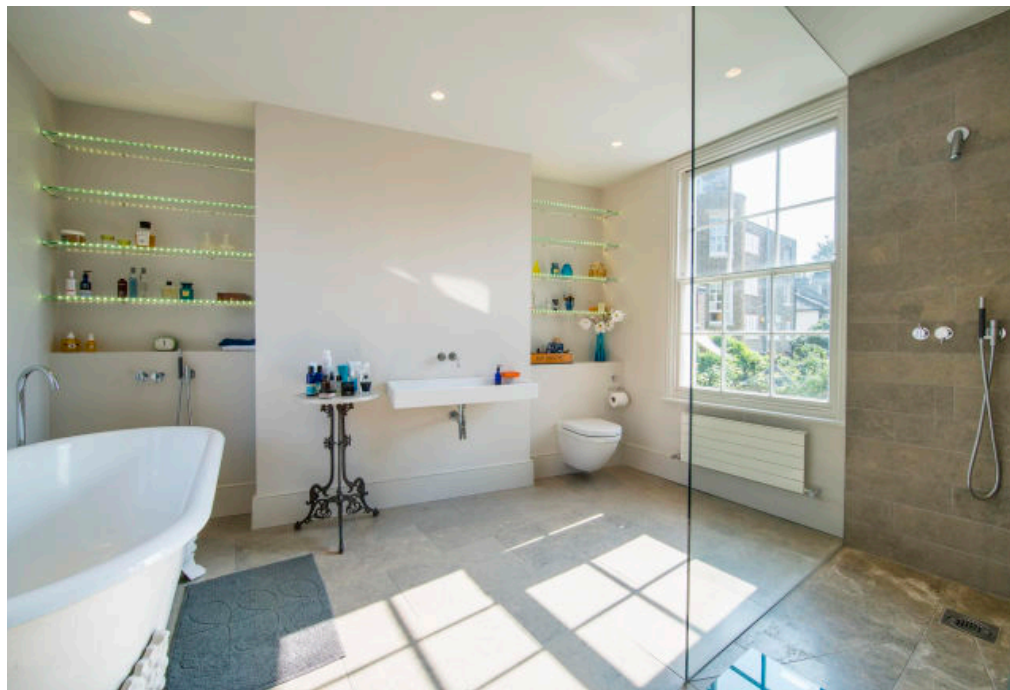
Additionally, the ground floor hosts a sizable conservatory equipped with underfloor heating for comfort. The lower ground level includes a versatile family room/second reception and a bedroom equipped with necessary sockets and connectivity for a home office, reflecting a highly sought-after feature since the pandemic. This level also houses a large utility room with underfloor heating, a guest WC and extensive storage space, along with a side entrance onto Holly Hill.

The first floor features an opulent principal suite with a spacious bathroom in pristine condition, adorned with high-end furnishings and Italian stone flooring with underfloor heating. The principal bedroom across the hallway is meticulously designed, incorporating deep storage within the original fireplace and offering direct access to a large, decked balcony that commands impressive views over Hampstead and beyond.

On the second floor, two additional double bedrooms maintain the home's elegant aesthetic, with a continuation of the neutral colour scheme from Farrow & Ball and bespoke oak flooring, throughout the property.

At the top of the house, an expansive loft space provides direct roof access and offers an excellent storage space. Unique for a Georgian home in this area, Holly Mount benefits from an abundance of natural light and offers multiple scenic vistas from almost every room, contributing to its open and airy feel.









HOLLY BUSH HILL N.W.3

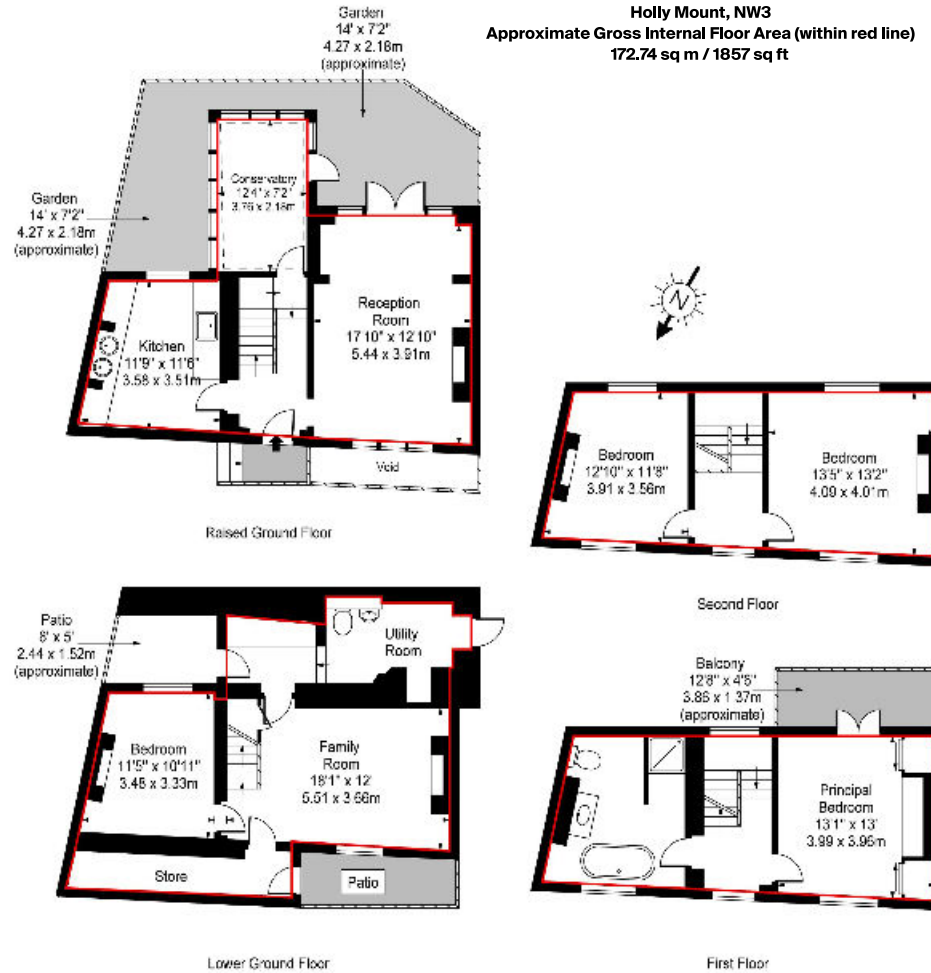
HOLLY MOUNT N.W

HOLLY HILL N.W

FULLER'S

Hush

Holly Mount, NW3
Approximate Gross Internal Floor Area (within red line)
172.74 sq m / 1857 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.

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