



INVERFORTH HOUSE

NORTH END WAY · HAMPSTEAD · NW3

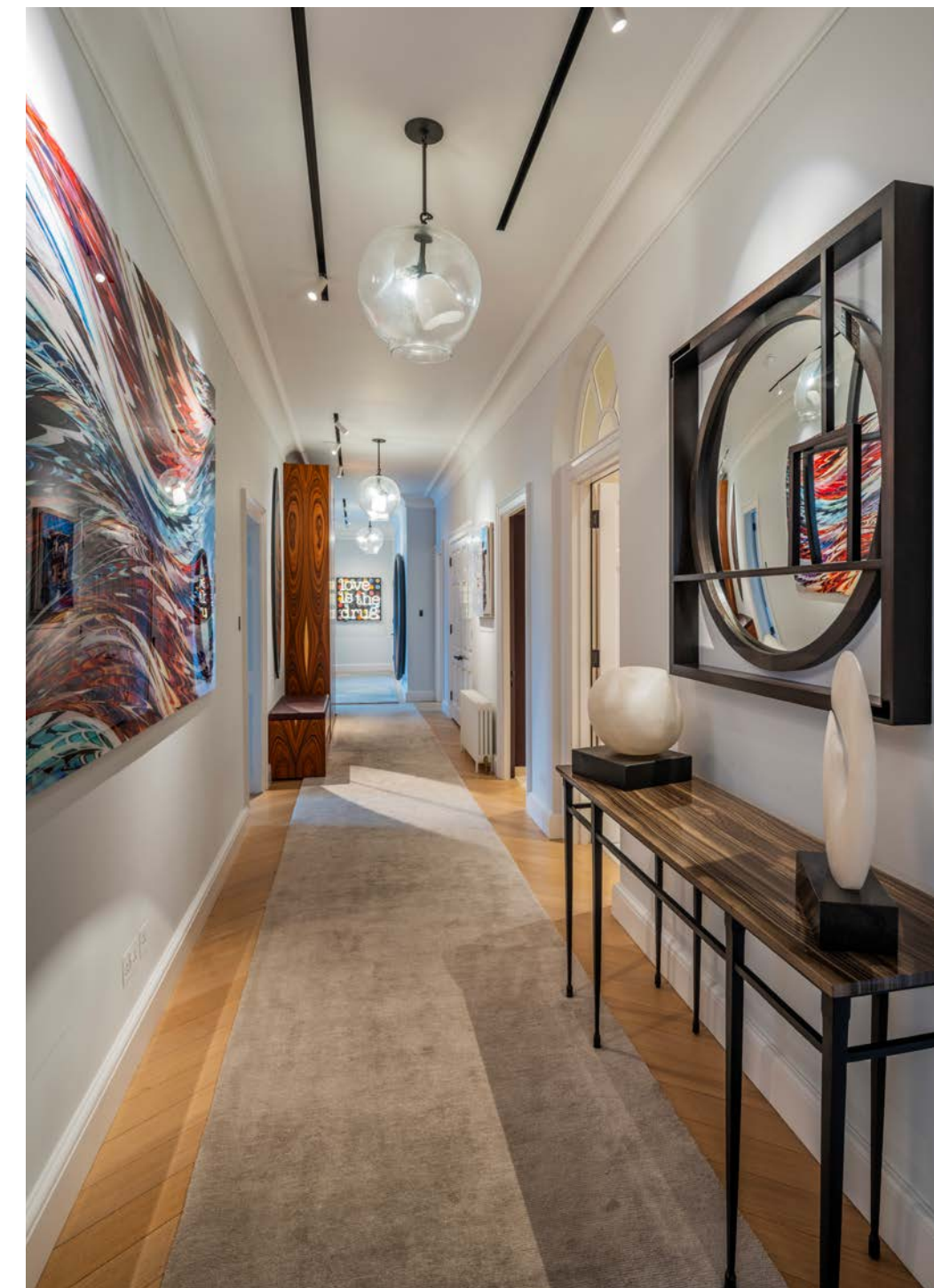
INVERFORTH HOUSE

NORTH END WAY · HAMPSTEAD · NW3

AN EXCEPTIONAL 3/4 BEDROOM LATERAL APARTMENT
(334.4 SQ M/3,599 SQ FT) LOCATED ON THE FIRST FLOOR OF A
MAGNIFICENT GRADE II LISTED MANSION SET WITHIN MORE THAN
THREE ACRES OF BEAUTIFULLY MAINTAINED FORMAL GROUNDS
SURROUNDED BY HAMPSTEAD HEATH.

The apartment features a private terrace and two balconies,
a double width lock-up garage in addition to which, the development
benefits from 24/7 porterage/security, a communal tennis court and
secure dedicated residents and guests off-street parking.







Offered for sale in stunning condition throughout having been comprehensively refurbished and interior designed to a very high standard, an exceptional lateral apartment providing elegant well planned versatile family accommodation featuring high ceilings, Listed mouldings and a beautiful principal entertaining room overlooking the manicured gardens and Hampstead Heath.













ACCOMMODATION

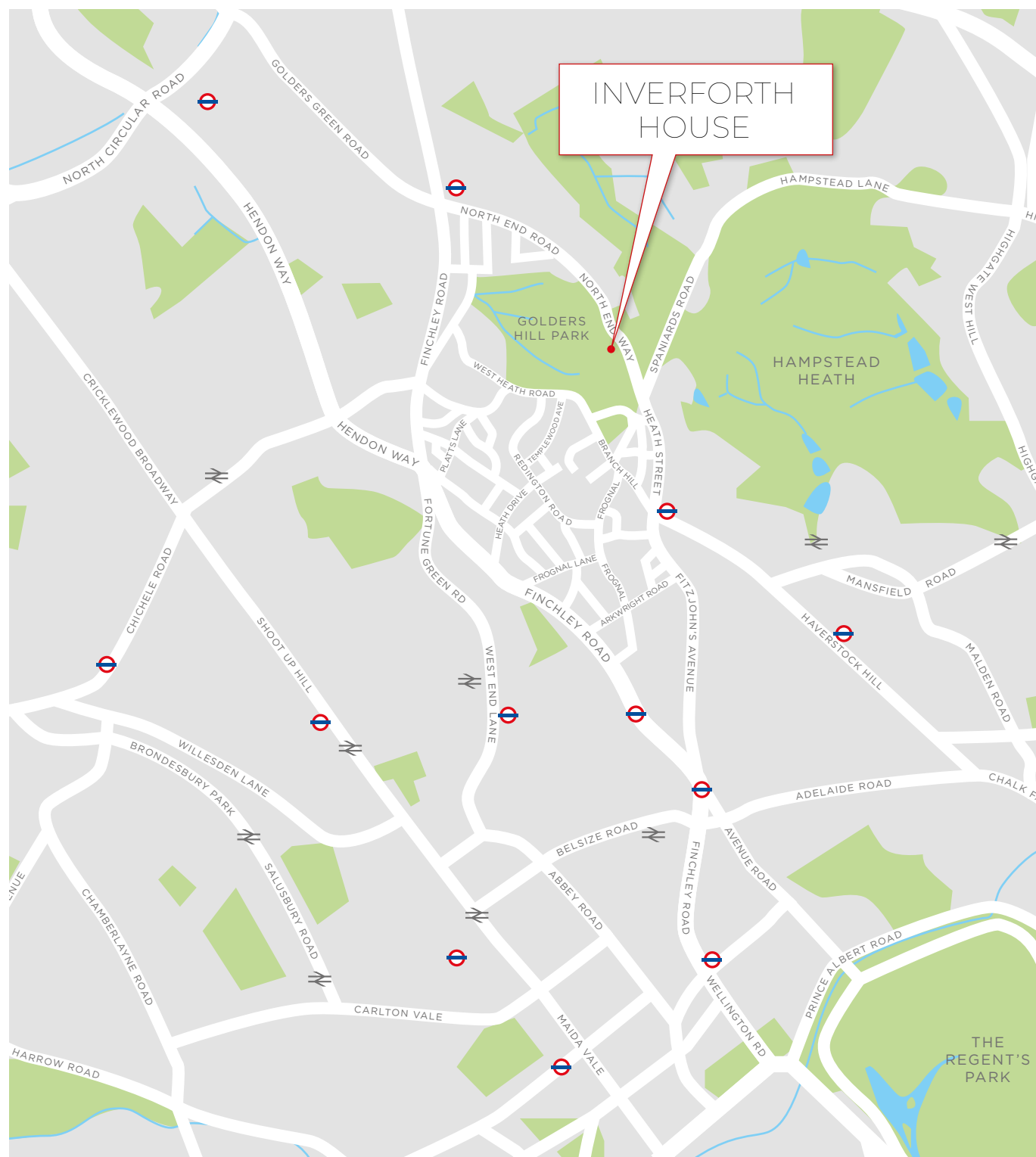
- Double Reception Room
- Study/Library
- Kitchen/Breakfast Room
- Utility Room
- Principal Bedroom with En-Suite Dressing Room and Bathroom
- Further Dressing Room
- Bedroom 2 with En-Suite Bathroom
- Bedroom 3 with En-Suite Shower Room
- Family Room/Bedroom 4 with En-Suite Study Area formerly a Shower Room

AMENITIES

- 24/7 Porterage/Security
- Video Entryphone
- Passenger Lift
- 3 acres of magnificent of Communal Gardens
- Large Private Terrace
- 2 Balconies
- Plant Room
- Store Room
- Secure Residents & Guests Off-Street Parking
- Double Width Lock-Up Garage
- Underfloor Heating
- Air Conditioning







Inverforth House is discreetly appointed set back from the road behind a secure carriage drive and is located directly opposite Hampstead Heath, within 0.3 of a mile of Golders Hill Park, 0.6 of a mile from the extensive shops, restaurants and cafés of both Hampstead Village and Hampstead Underground Station (Northern Line) and within walking distance of numerous outstanding schools including UCS Hampstead, The King Alfred School, South Hampstead High School and Highgate School in addition to a plethora of further private schools in the Hampstead area.

INVERFORTH HOUSE

DIRECTLY FRONTING ONTO HAMPSTEAD HEATH, THE DOUBLE BLUE PLAQUE INVERFORTH HOUSE ESTATE DATES BACK TO 1804 WHEN IT WAS KNOWN AS HILL HOUSE, WITH THE CURRENT QUEEN ANNE REVIVAL STYLE STATELY HOME BUILT IN 1895, DESIGNED BY ARCHITECTURAL FIRM GRAYSON & OULD, FOR THE MILLIONAIRE AUCTION HOUSE OWNER GEORGE FISHER, THE HEAD OF ROBERTSON & FISHER. FISHER LIVED AT INVERFORTH HOUSE UNTIL 1904 WHEN HE SOLD THE PROPERTY TO LEGENDARY SOAP MANUFACTURING TYCOON WILLIAM HESKETH LEVER.

William Hesketh Lever, the 1st Viscount Leverhulme (1851-1925), in 1886 had established Lever Brothers Soap Co. whose main brand was Sunlight soap (Lever Brothers grew into what is now global giant Unilever). Between 1910-1925 Lord Leverhulme used Grayson & Ould to extend the stately home into a 60 room mega-mansion adding a ballroom, library and a spectacular curved staircase that soars through the entire property. Lord Leverhulme used masterplan architect Thomas Mawson to design a classical garden immediately around the main house including lavish paved terraces, manicured hedges and a large ornamental pond.

In 1906 Lord Leverhulme bought and demolished two neighbouring houses which enabled him to extend the estate beyond the classical gardens immediately around the house. Between 1906-1925 he used Thomas Mawson to combine and turn the two cleared house plots into spectacular eight acre Hill Garden and 800 ft long Grade II Listed Pergola.

In the summer months Lord Leverhulme held grand parties for hundreds of people, with daytime events held in the Hill Garden and Pergola and evening dinner parties held in the stately home. It was here in truly 'Great Gatsby' style that Lord Leverhulme and his wife Lady Elizabeth entertained London high society of the 1920's including Princess Helena, Duchess of Albany, Queen Mary, actress Phyllis Dare and Princess Alice, Countess of Athlone.

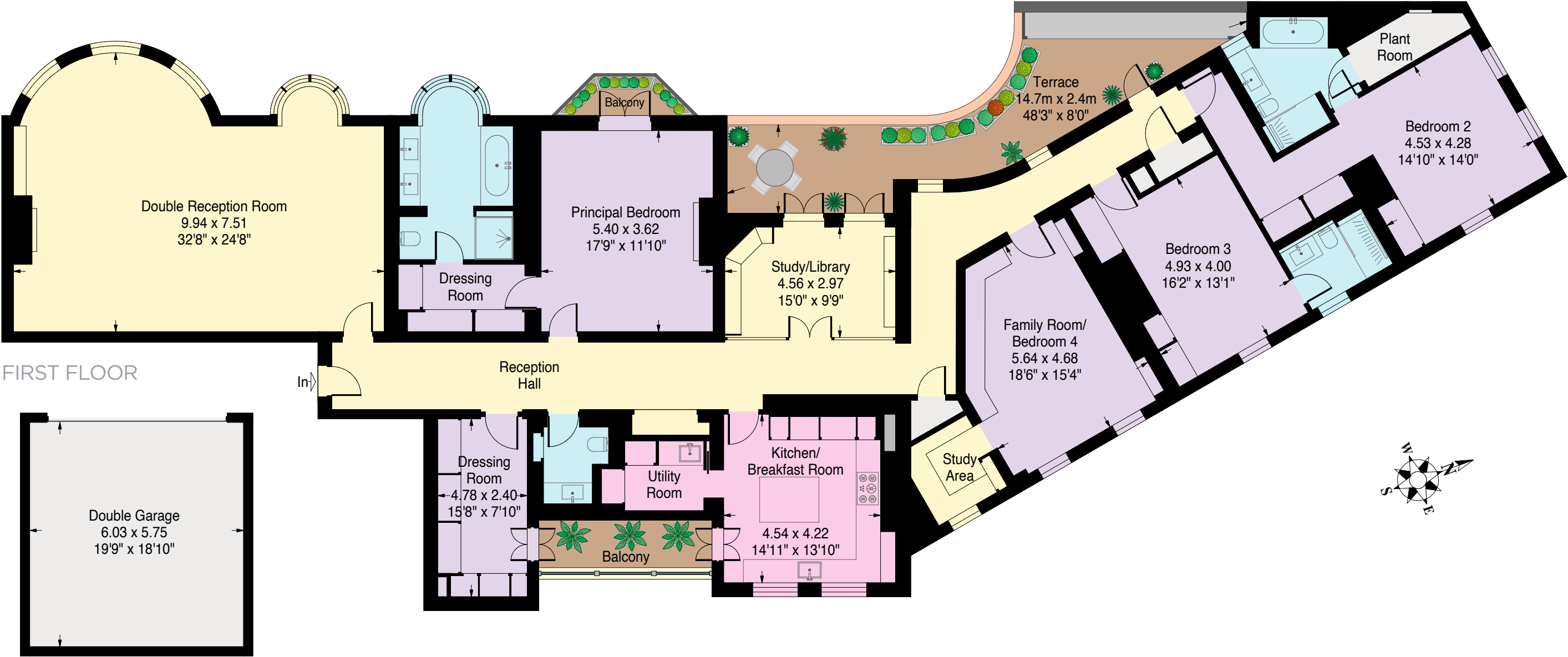
In 1925 Lord Leverhulme died and the estate was bought by Lord Inverforth (1865-1955), the shipping magnate who gave the stately home its current name Inverforth House. Between 1919 and 1922 Lord Inverforth served as a Cabinet Minister under Prime Minister David Lloyd George, and under Lord Inverforth and his wife Lady Anne guests at Inverforth House included David Lloyd George, Winston Churchill, Lord Dewar, Sir Harry Lauder and Sir Austen Chamberlain.

After Lord Inverforth's death his estate bequeathed the vast mega-mansion and gardens to the Industrial Orthopaedic Society and the stately home became the 100-bed women's section of Manor House Hospital. In 1960 the celebrated eight acre Hill Garden and 800 ft long Grade II Listed Pergola (located beyond the immediate gardens around the house) were gifted to the nation and became a public park adjoining Hampstead Heath and were later refurbished by the Corporation of London.

In the late 1990's it was decided that the stately home was surplus to hospital requirements and it was purchased by award winning luxury developer Frogmore. Between 1999-2001 Inverforth House was restored and returned to its residential origins as one of the finest residential addresses in London.

The two principal wings of Inverforth were each turned into grand five bedroom mansions with the other parts of the stately home converted to provide a further seven spectacular apartments. In 2002 the stately home was given two Blue Plaques by English Heritage, one for Sir Ronald Fisher, who owned the estate between 1896-1904, and the second for Lord Leverhulme.

APPROXIMATE GROSS INTERNAL AREA:
Apartment - 334.4 sq.m / 3599 sq.ft.
Double Garage - 34.7 sq.m / 373 sq.ft.
Area of Terrace - 30.3 sq.m / 326 sq.ft.





TENURE: LEASEHOLD 999 YEARS FROM 1st JANUARY 1997
THUS APPROXIMATELY 973 YEARS UNEXPIRED (SHARE OF FREEHOLD)

GROUND RENT: PEPPERCORN

SERVICE CHARGE: £63,000 PER ANNUM TO INCLUDE 24/7 PORTERAGE AND SECURITY, MAINTENANCE
OF GARDENS, REPAINTING OF THE BUILDING EVERY FIVE YEARS AND INSURANCE

COUNCIL TAX: CAMDEN (BAND H)

EPC: C

PRICE: £8,500,000

SOLE SELLING AGENT

ASTON CHASE

enquiries@astonchase.com
+44 (0) 20 7724 4724

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.