



# KEMPLAY ROAD

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HAMPSTEAD VILLAGE, LONDON, NW3



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A RARELY AVAILABLE MID-TERRACE VICTORIAN FAMILY HOME (286.7 SQ M/3,087 SQ FT) PERFECTLY POSITIONED ON ONE OF HAMPSTEAD'S MOST SOUGHT-AFTER STREETS, BETWEEN THE VIBRANT HIGH STREET AND HAMPSTEAD HEATH.

Upon entering the raised ground floor, you are welcomed by an inviting reception room with high ceilings, an abundance of natural light, and exquisite detailing. This space flows seamlessly into a stunning and grand reception room, which is open plan to the Boffi kitchen/diner which is equipped with state of the art Gaggenau appliances with steps down to a stunning dining area which leads onto the private landscaped garden.







Spanning five meticulously refurbished floors, this exquisite property blends timeless elegance with modern luxury, offering a balance of period charm and contemporary design.

The lower ground floor is dedicated to lifestyle and functionality. A fully equipped home gym which can also be used as a further reception room, complete with a luxurious sauna and steam room, invites wellness enthusiasts to relax and rejuvenate. Additionally, this level includes a spacious office ideal for home working, a sizeable storage room, and a separate utility room for added convenience.







The Principal bedroom suite spans almost the entire first floor, featuring two bespoke dressing rooms and a spa-like en suite bathroom with both bath and shower.



On the second floor are two generous double bedrooms which share a stylish Jack and Jill bathroom, while the top floor reveals a spectacular bedroom with its own private terrace and en-suite shower room, offering panoramic views across London's skyline.





## ACCOMMODATION

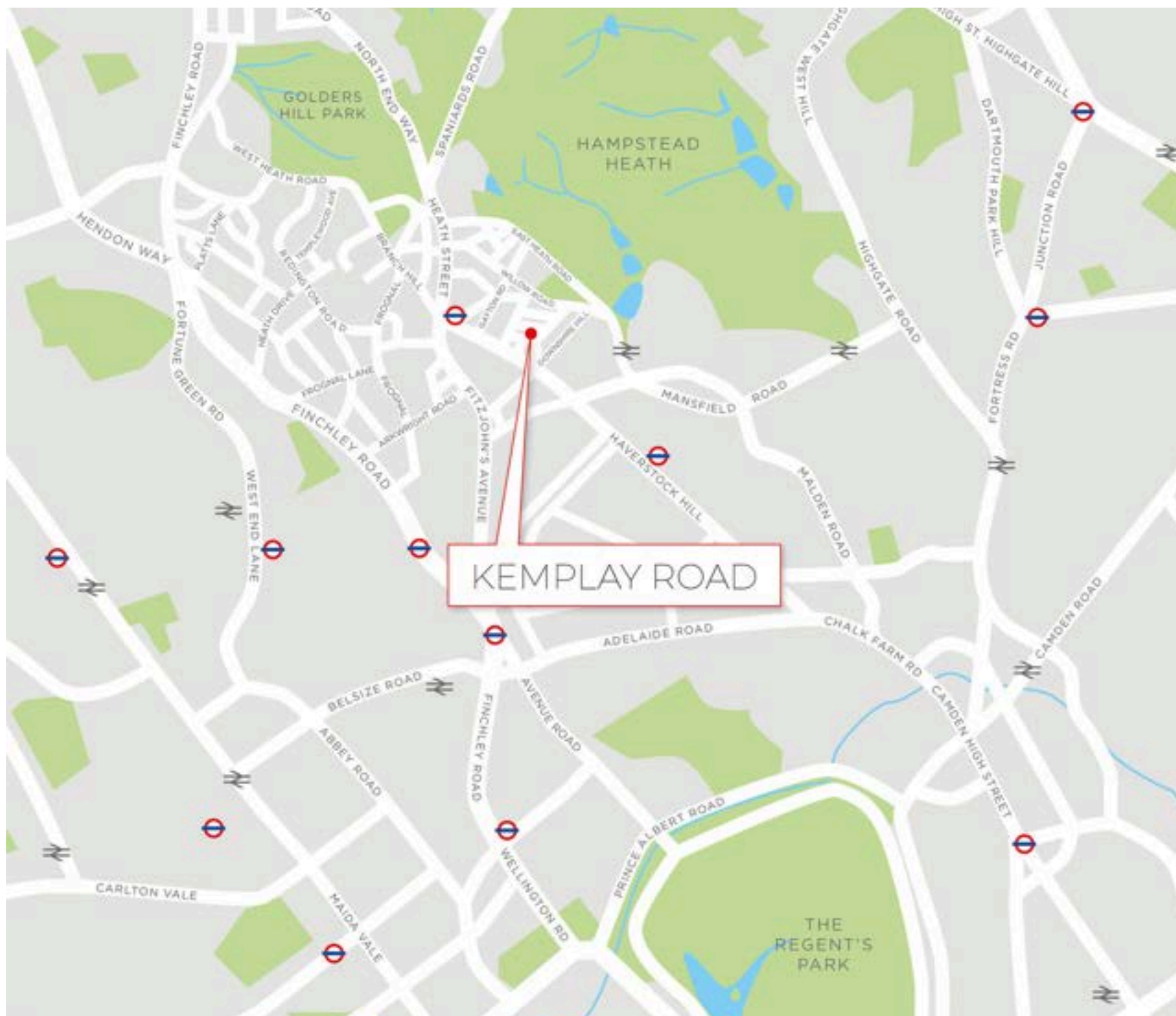
- Principal Bedroom with 2 Walk In Dressing Areas & En-Suite Bath/Shower Room
- 2 Further Bedrooms (with adjoining Jack & Jill) En-Suite Bath/Shower Room
- Bedroom 4 with En-Suite Bath/Shower Room and access to Balcony
- Reception Room/ Open Plan Kitchen
- Dining Room
- Utility Room
- Lower Ground Floor comprising Gymnasium/Reception Room with Sauna, Steam Room, Pantry and Office/Bedroom 5
- Guest Cloakroom

## AMENITIES

- Front Garden
- Private Rear Garden







The home is enhanced by underfloor heating throughout, while elegant Crittall windows add a touch of industrial chic both externally and internally on the lower floors. Every detail has been carefully considered to deliver a space that is both functional and visually captivating.

Kemplay Road enjoys a prestigious location, offering seamless access to the open spaces of Hampstead Heath and the vibrant amenities of Hampstead High Street and South End Green. Whether it's exploring nature, indulging in boutique shopping, or dining at renowned local establishments, this home places you at the heart of it all. Hampstead station (Northern Line) is a short walk away.

This is an extraordinary opportunity to own a beautifully restored Victorian residence in one of London's most coveted neighbourhoods.

# Kemplay Road, Hampstead Village, NW3

Approximate gross internal area

286.78 sq m / 3,087 sq ft

(Including Eaves Storage & Restricted Height Under 1.5m )

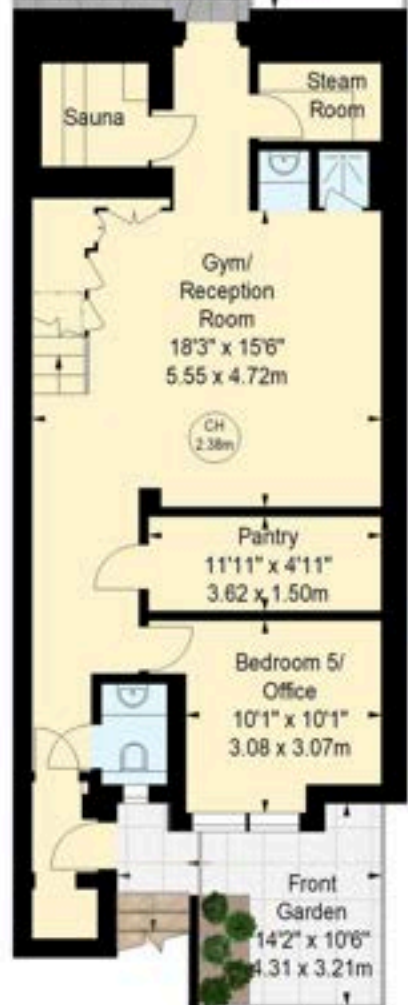
Eaves Storage & Restricted Height Under 1.5m

10.59 sq m / 114 sq ft

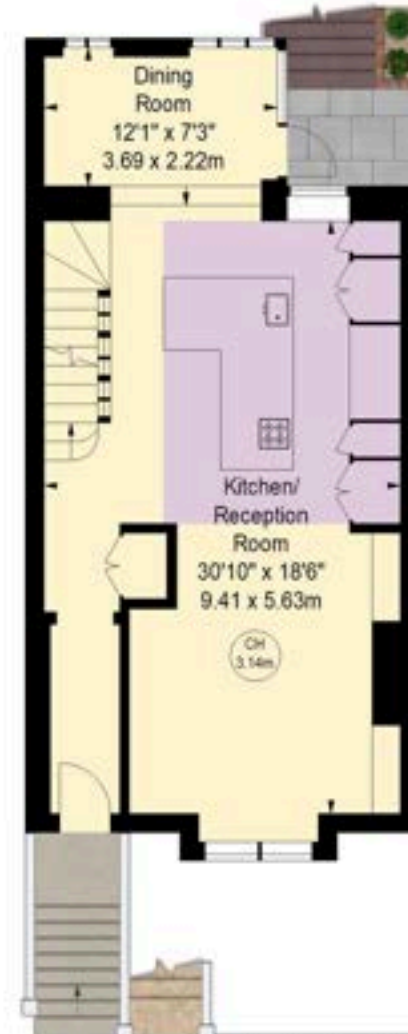


Rear Garden  
27'6" x 18'11"  
8.39 x 5.77m

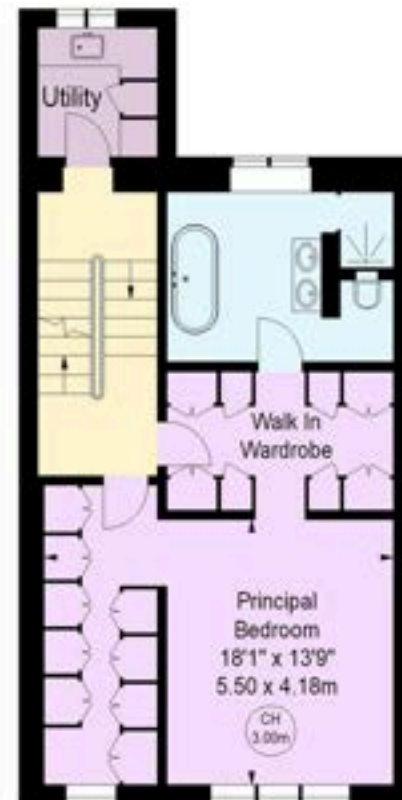
Key :  
CH - Ceiling Height



Lower Ground Floor



Ground Floor



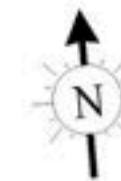
First Floor



Second Floor



Third Floor





TENURE: FREEHOLD  
COUNCIL TAX: CAMDEN (BAND H)  
EPC: C  
GUIDE PRICE: £7,000,000

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SOLE SELLING AGENT

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**ASTON CHASE**

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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.