



NORTH SQUARE

Hampstead Garden Suburb
London
NW11

Asking Price
£3,295,000

Joint Sole Agent

A rare opportunity to acquire a fabulous Grade II* listed family home, designed by Edwin Lutyens, situated on the picturesque and historic North Square in Hampstead Garden Suburb.

This impressive six bedroom residence offers approximately 2,921 sq ft (271.36 sq m) of well balanced accommodation arranged over three floors, combining architectural charm with generous proportions and a beautifully landscaped garden.

The ground floor features a spacious reception room to the front of the house with a large bay window and original features, while to the rear, a formal dining room opens onto a delightful paved terrace and mature garden, ideal for entertaining and family life. The kitchen and breakfast room offers a generous and practical space, well suited to modern living, with an adjacent guest WC as well as a storage room.

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

NORTH SQUARE

Hampstead Garden Suburb
London
NW11

Asking Price
£3,295,000
Subject To Contract

Joint Sole Agent

Freehold

Upstairs, the first floor comprises; principal bedroom with a characterful bay window and dressing area, large en-suite bathroom, along with three further double bedrooms and a well appointed family bathroom. A utility space adds to the practicality of the layout, with washing machine, dryer and storage area. The second floor provides two additional bedrooms, a second family bathroom and useful eaves storage.

The rear garden extends to approximately 85 ft and is beautifully landscaped, offering a peaceful and private setting with mature trees and seating areas. Additionally, the rear garden benefits from a gate with access to Bigwood Nature Reserve. The front garden is well maintained and adds to the characterful presence of the house.

Located within the Hampstead Garden Suburb conservation area, North Square is one of the most sought after addresses in the area, known for its architectural heritage and tranquil atmosphere. The house is within easy reach of local amenities, green open spaces, excellent schools, and transport links providing swift access to Central London.



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com

ACCOMMODATION

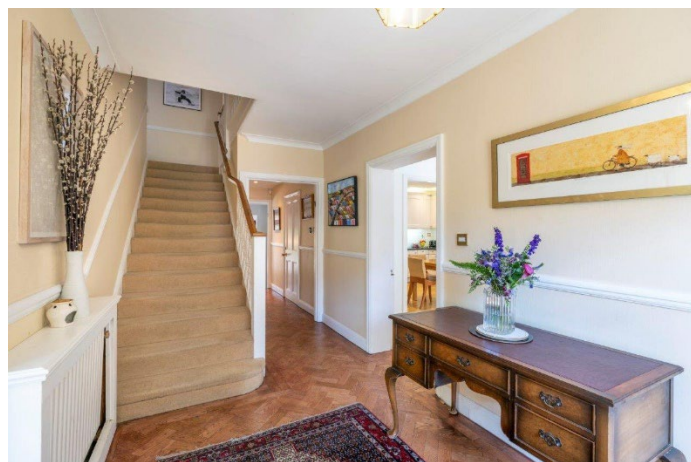
- Principal bedroom with large en-suite bathroom and dressing area
- 5 further bedrooms
- Family bathroom
- Shower room
- Guest cloakroom
- Kitchen/breakfast room
- Two receptions

AMENITIES

- House designed by Edwin Lutyens
- Front and rear gardens (the rear garden has a gate with direct access to Bigwood Nature Reserve)
- Loft

COUNCIL TAX: H

EPC RATING: D



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



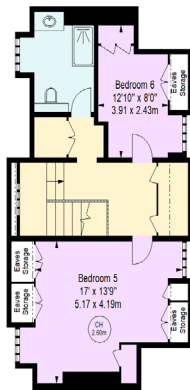
ASTON CHASE

North Square,
Hampstead Garden Suburb, NW11

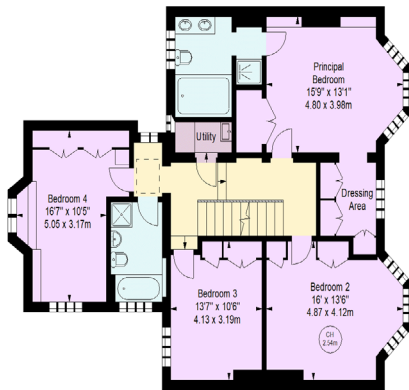
Approximate gross internal area
271.36 sq m / 2,921 sq ft

(Including Store, Eaves Storage & Restricted Height Under 1.5m)
Eaves Storage & Restricted Height Under 1.5m
5.95 sq m / 64 sq ft
Store
2.04 sq m / 22 sq ft

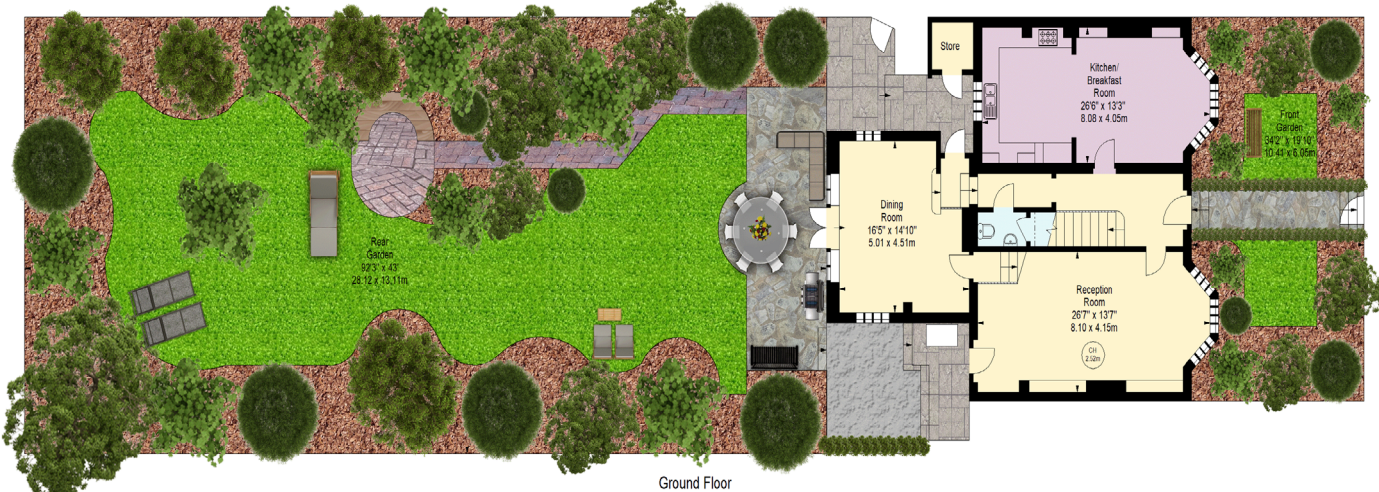
Key :
CH - Ceiling Height



Second Floor



First Floor



Ground Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



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.