



— HAMPSTEAD NW3

THE OLD COURT HOUSE

NORTH END WAY · LONDON NW3

KRIEGER & CO

SALES · LETTINGS · MANAGEMENT
BESPOKE PROPERTY CONSULTANTS

OFFERS IN EXCESS OF £4,500,000 · FREEHOLD

GRADE II LISTED · 3,923 SQ FT · 5/6 BEDROOMS · 97 FT GARDEN

— THE POSITION

440 FEET ABOVE LONDON

Few London houses can claim both altitude and antiquity. The Old Court House manages both. Standing at approximately 440 feet above sea level at the summit of Hampstead — one of the highest points in north London — it looks out across the Heath from a position no later development can replicate.

Behind a walled and gated driveway with secure parking for two cars sits a Grade II listed, double-fronted period house of 3,923 sq ft over four floors, its multi-coloured stock brick façade, gauged-brick sash windows and finely detailed doorway all protected under its listing.

HAMPSTEAD HEATH · 800 ACRES · THE CITY BEYOND



THE HOUSE

A GRADE II LISTED RESIDENCE

The entrance makes its case immediately. The reception hall rises through a double volume around a period fireplace, with a galleried walkway crossing above at first-floor level — interior architecture that cannot be retro-fitted.

From it opens a principal reception room of close to twenty-six feet, lit by three floor-to-ceiling windows, alongside a second reception room of over eighteen feet and a study of almost fifteen feet that works as a genuine home office.

3,923

SQ FT

4

FLOORS

5/6

BEDROOMS

97 FT

GARDEN

THE OLD COURT HOUSE



03

— GROUND FLOOR

A DOUBLE-VOLUME RECEPTION HALL





— PRINCIPAL RECEPTION ROOM

TWENTY-SIX FEET, THREE FLOOR-TO-CEILING WINDOWS

SHUTTERED SASHES · GARDEN ASPECT · CEILING HEIGHT 9' 3"



— GROUND FLOOR

A FITTED LIBRARY AND STUDY

FOURTEEN FEET TEN · FLOOR-TO-CEILING JOINERY · TWIN DESKS

— GARDEN LEVEL

TWENTY-FIVE FEET OF KITCHEN AND DINING





— GARDEN LEVEL —

WHERE THE HOUSE IS LIVED IN

A kitchen and dining room of just over twenty-five feet runs across the rear around a central island, opening directly onto the terrace, with a family room of a full twenty-two feet beside it.

A walk-in pantry, utility room, store and two guest cloakrooms keep the practical business of a house this size out of sight.

Air conditioning runs throughout, and the paved terrace steps down to a private lawned garden of close to ninety-seven feet.

— FIRST FLOOR

THE PRINCIPAL SUITE

BEDROOM · EN-SUITE, BATH AND WALK-IN SHOWER · DRESSING ROOM



— FIRST & SECOND FLOORS

FOUR FURTHER BEDROOMS



A FURTHER SECOND-FLOOR BEDROOM IS NOT SHOWN





— OUTSIDE

NINETY-SEVEN FEET OF PRIVATE GARDEN

SECLUDED BY MATURE PLANTING AND THE ELEVATION OF THE HOUSE



— THE SETTING

AT THE CROWN OF THE HILL

Formerly Heath View and Earlsmead, the house forms part of a historic cluster at the crown of the hill, moments from Jack Straw's Castle and the Heath's 800 acres of woodland, meadow and swimming ponds.

Hampstead Village is a short walk, with Hampstead Underground (Northern Line) running directly into the West End and City.

HEATH

ON THE DOORSTEP

HAMPSTEAD VILLAGE

SHORT WALK

UNDERGROUND

NORTHERN LINE

LOCAL AUTHORITY

CAMDEN

THE OLD COURT HOUSE

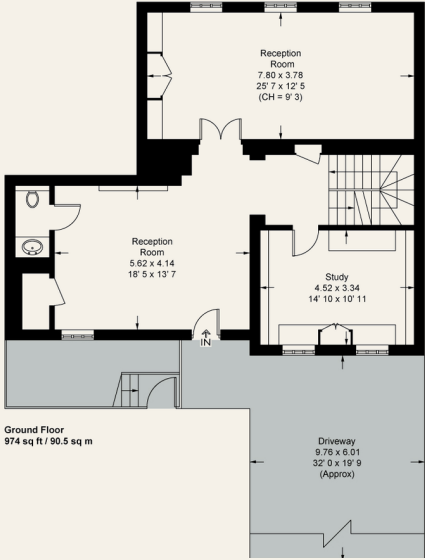
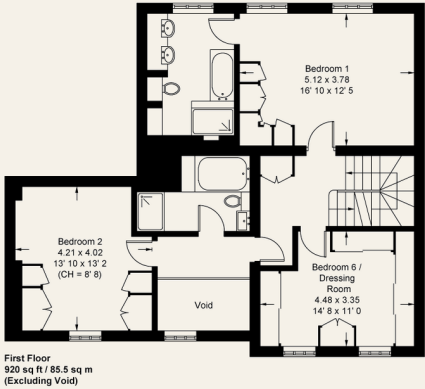
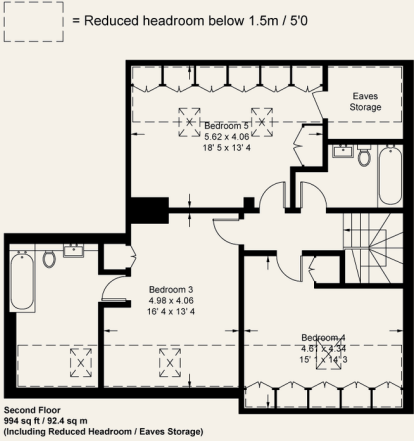
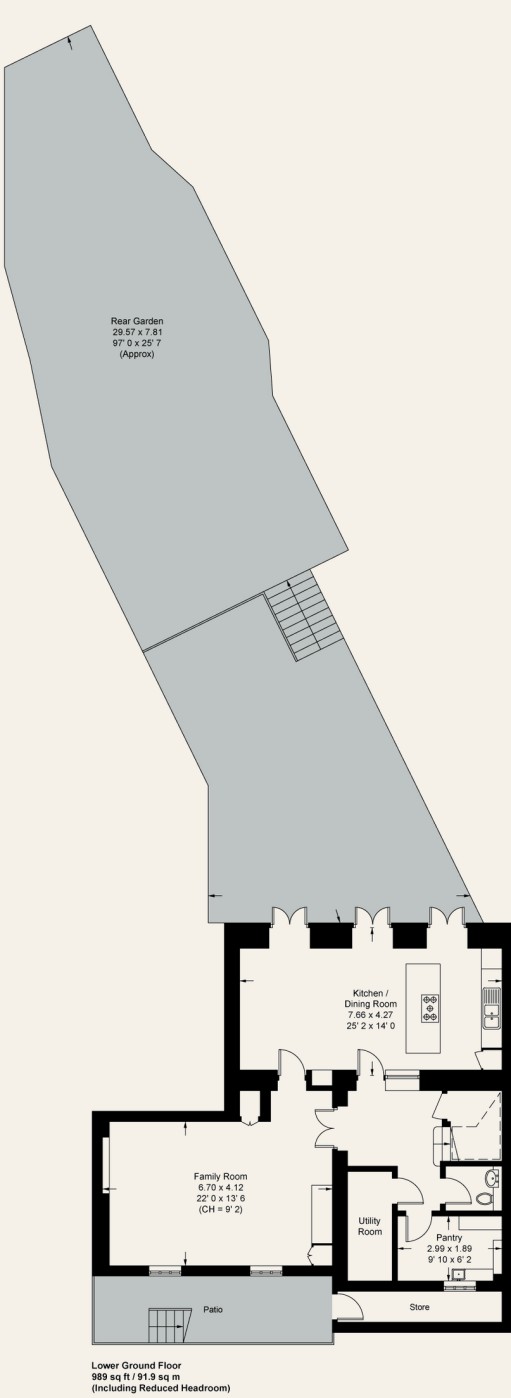
NORTH END WAY · HAMPSTEAD · LONDON NW3

3,550 SQ FT
GROSS INTERNAL

327 SQ FT
EAVES / HEADROOM

46 SQ FT
STORE

3,923 SQ FT
TOTAL



989 SQ FT
LOWER GROUND

974 SQ FT
GROUND

920 SQ FT
FIRST

994 SQ FT
SECOND

This plan is not to scale and is provided as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information, nor when making property valuations or design considerations. Measurements are taken at the widest point. Total area includes eaves storage, reduced headroom and store.

ACCOMMODATION & TERMS

HAMPSTEAD NW3 · OFFERS IN EXCESS OF £4,500,000

GROUND FLOOR

Double-volume reception hall with period fireplace
Reception room — 25' 7 x 12' 5, ceiling height 9' 3
Reception room — 18' 5 x 13' 7
Study / home office — 14' 10 x 10' 11
Guest cloakroom

GARDEN LEVEL

Kitchen & dining room — 25' 2 x 14' 0, central island
Family room — 22' 0 x 13' 6
Walk-in pantry — 9' 10 x 6' 2
Utility room, store and second guest cloakroom
Direct access to patio and garden

FIRST FLOOR

Principal bedroom — 16' 10 x 12' 5
En-suite bathroom, bath and walk-in shower
Bedroom six / dressing room — 14' 8 x 11' 0
Bedroom two — 13' 10 x 13' 2
Family bathroom · galleried walkway over the hall

SECOND FLOOR

Bedroom — 18' 5 x 13' 4, en-suite bathroom
Bedroom — 16' 4 x 13' 4
Bedroom — 15' 1 x 14' 3
Family bathroom and eaves storage

OUTSIDE & SERVICES

Rear garden — 97' 0 x 25' 7
Paved patio with steps to the lawn
Gated driveway — 32' 0 x 19' 9, parking for two
Air conditioning throughout

TENURE & TERMS

Freehold
Upper garden: 999-year lease from 1 March 2007
Management company shared by three houses — ad hoc, c. £1,500 twice yearly, covering frontage, gardening and maintenance
Camden · Council Tax Band H · EPC C
3,550 sq ft GIA · 3,923 sq ft / 364.6 sq m total

VIEWING STRICTLY BY APPOINTMENT THROUGH KRIEGER & CO

These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness. Measurements are approximate and taken at the widest point. Krieger and Company Limited, registered in England and Wales, Company No. 12690499. UKALA membership No. 006727.

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