Knight Frank



# KIDDERPORE AVENUE

Hampstead, NW3


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K. KAWAI

# THE SKEEL LIBRARY

An extraordinary residence set within the prestigious Hampstead Manor development on Kidderpore Avenue.

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Local Authority: London Borough of Camden

Council Tax band: H

Tenure: Leasehold

Ground rent: £1,250

Service charge: £52,000 per annum, reviewed every 10 years

**Guide Price: £5,950,000**



# A LANDMARK DEVELOPMENT

Located close to Hampstead Village that thoughtfully combines history, community and elegance. Immaculately redeveloped in 2020 by Mount Anvil, with award-winning interiors and design led by Bowler James Brindley, the property itself is a four storey, four bedroom family home in a Grade II Listed former library of Westfield College, built in 1904. Measuring approximately 5,010 sq ft, the property is set across four floors as well as having a superb mezzanine gantry in the kitchen/living area







On the ground floor through the striking entrance hall there is a reception room that leads to a study as well as a guest WC and cloakroom. In addition there is a magnificent principal suite which has been divided with a feature wall that separates the sleeping area from the rest of the room, with its own dressing room and stunning en suite bathroom. On the lower ground floor there is second sizeable bedroom which opens onto a private outdoor terrace and has a dressing room and an en suite bathroom that features dual basins and a marble shower enclosure. On the first floor is the magnificent main library that has been divided into distinctive living zones including a stunning kitchen, dining area, drawing room area and reading area. In addition there are beautiful bespoke bookshelves, carefully restored floor to ceiling Crittall windows, 4.9m high ceilings and bespoke Murano chandeliers. On the second floor there are two further bedrooms, each with an en suite bathroom.

Residents in Hampstead Manor benefit from the use of exceptional wellness facilities including a 14m swimming pool,  sauna, steam room, gym and spa. In addition there are beautifully landscaped gardens as well as a 24 hr concierge service and two private underground parking spaces. There is a builders warranty in place up until 2030.



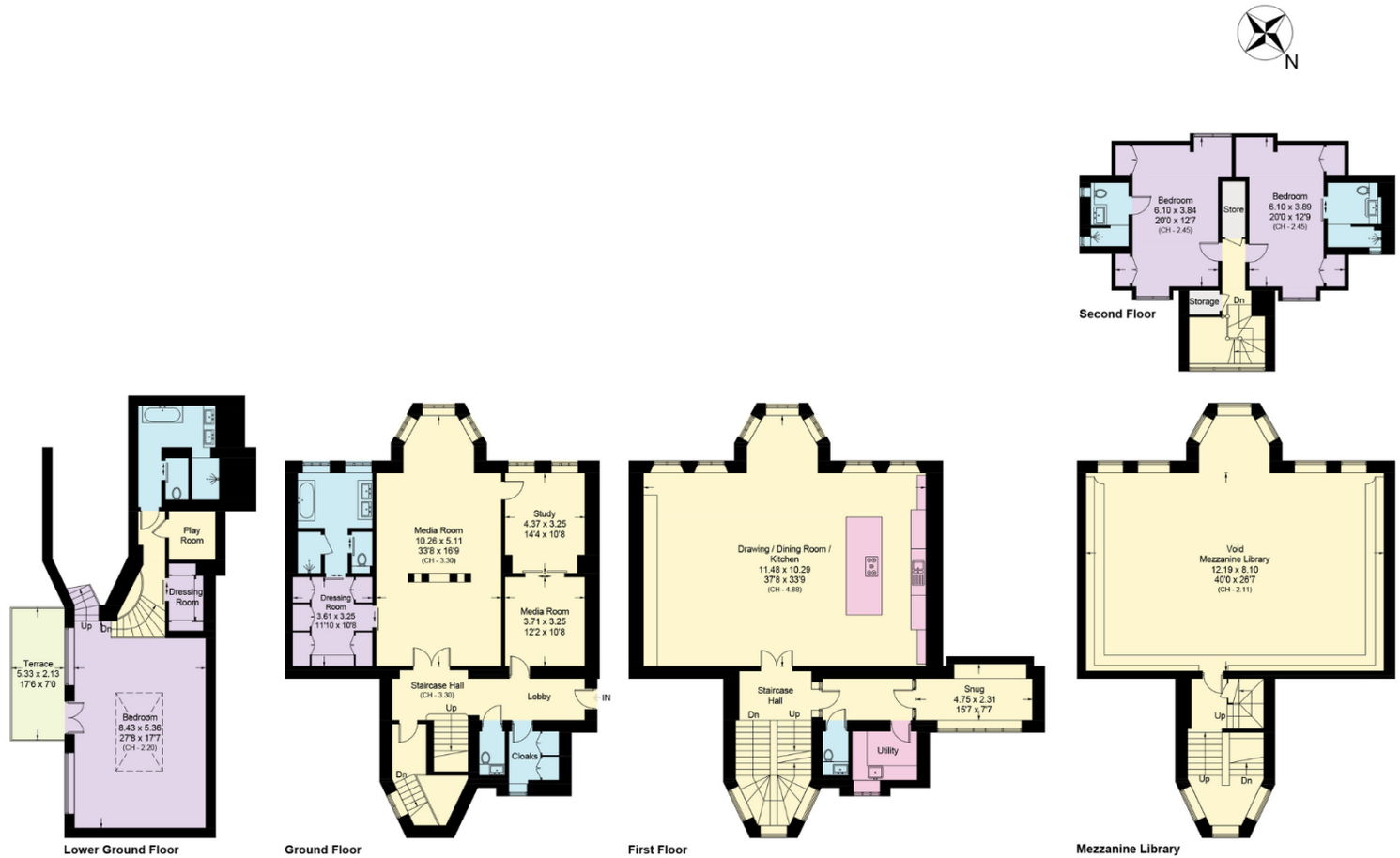
# LOCATION

Hampstead Manor is located on Kidderpore Avenue, close to Hampstead Village and within easy reach of Hampstead Heath.










Approximate Gross Internal Area = 465 sq m / 5,010 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

# We would be delighted to tell you more.

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