



'PITT HOUSE'
NORTH END AVENUE, HAMPSTEAD, NW3



On the market for the first time in 49 years is Pitt House, a low built five/six bedroom detached Georgian style home, which is set back from the road behind a 107' front garden and gravel driveway, occupying magnificent grounds of almost ½ an acre.

The house sits on the site of a mansion which was built by Charles Dingley in the 1760's and in 1767 became the convalescent home of former Prime Minister William Pitt the Elder, 1st Earl of Chatham. The mansion was also owned by Ian Fleming's father, Valentine, who acquired it in 1909. Originally it had been known as North End House, later Wildwoods and then North End Place. Valentine renamed it Pitt House in honour of William Pitt.

Arranged over only two floors, the current property which was built circa 1948 comprises approximately 3144 square feet (292 sq. m.), with an unconverted 1100 square feet (104 sq. m.) loft and features a magnificent, well established 117' x 99' south west facing garden to the rear, with extensive off street parking to the front, and a self-contained one bedroom annex.

The house lends itself to further expansion or subject to planning permission (London Borough of Camden) there is an opportunity for a buyer to create a stunning bespoke home, on one of the largest plots in the area.

North End Avenue is an exclusive no through road, resembling a country lane, that leads directly on to Hampstead Heath and moments from Golders Hill Park. Hampstead Village is within easy reach, less than a mile away, with its multitude of cafes, restaurants, boutique and Underground Station (Northern Line).

GUIDE PRICE £6,500,000

SOLE SELLING AGENT

FREEHOLD

ACCOMMODATION AND AMENITIES

ENTRANCE HALL, COAT CUPBOARDS, GUEST WC, DRAWING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, FAMILY ROOM/BEDROOM FIVE, FOUR FURTHER BEDROOMS, THREE BATHROOMS (ONE ENSUITE), SEPARATE WC, UTILITY ROOM, EXPANSIVE LOFT WITH POTENTIAL TO CONVERT (STPP), A SELF-CONTAINED ONE BEDROOM ANNEX, UTILITY ROM, 117' SOUTH WEST FACING REAR GARDEN, 107' FRONT GARDEN WITH EXTENSIVE OFF STREET PARKING AND A DOUBLE CAR PORT SET BACK BEHIND GATES, EXTERNAL STORAGE, RESIDENTS PARKING, COUNCIL TAX: BAND H, EER- 64D

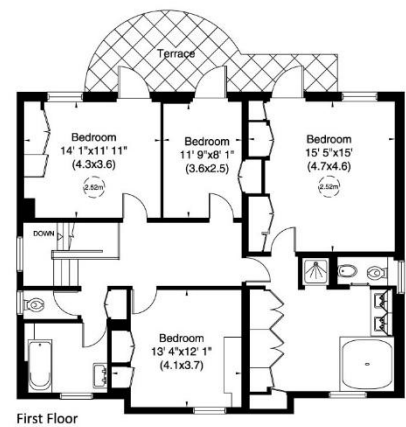
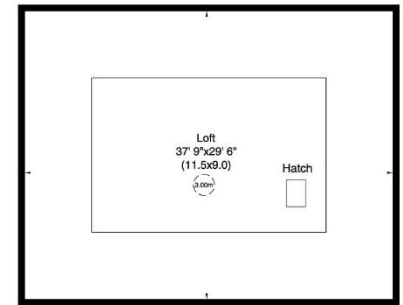
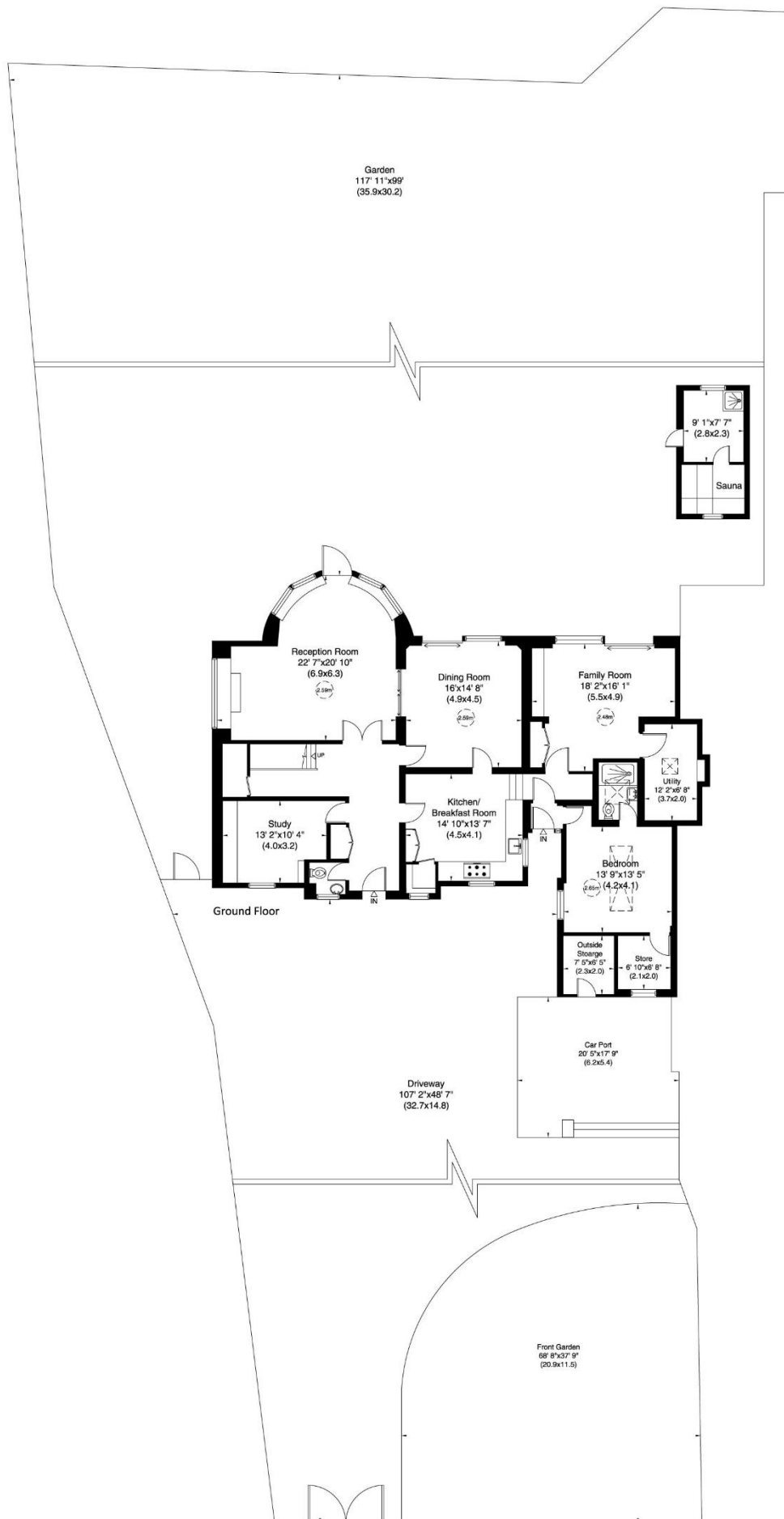




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Approximate Gross Internal Area
411 sq m/ 4428 sq ft Including Loft,
Outside Storage and Sauna Area
292 sq m/ 3144 sq ft Excluding Loft,
Outside Storage and Sauna Area
Loft 104 Sq m/ 1114 Sq ft

Not to Scale, for identification only



Plot Size (approx.) 0.474747 Acre

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).





