



**'VINE HOUSE'**  
**HAMPSTEAD SQUARE**  
**HAMPSTEAD VILLAGE, NW3**



An exquisite, detached Grade II listed Queen Anne country style residence, one of only a handful in the heart of Hampstead, an area of incredible natural beauty .

This notable home, occupying a discrete and elevated position overlooking Hampstead Square, comprises 5,267 square feet (489 sq. m.) and is set in immaculately presented grounds. This low-built property provides spacious family accommodation and beautifully proportioned rooms and features off street parking for several cars, along with garaging, set behind a gated driveway, flanked by two substantial gardens.

Dating back to the early part of the 18th Century, Vine House, named for the vine in its garden still present today, is undoubtedly one of the most distinguished properties in the area. The house, which is arranged over three floors, is protected by a high wall which wraps around the perimeter of the site offering both privacy and security and is offered in excellent decorative condition throughout.

**GUIDE PRICE £11,500,000**

**JOINT SOLE SELLING AGENT**

**FREEHOLD**

## **ACCOMMODATION & AMENITIES**

ENTRANCE HALL • GUEST CLOAKROOM • CLOAKS CUPBOARD • DRAWING ROOM • DINING ROOM  
FAMILY ROOM • KITCHEN/BREAKFAST ROOM • MASTER BEDROOM WITH ENSUITE DRESSING ROOM  
AND BATHROOM • FIVE FURTHER BEDROOMS • TWO FAMILY BATHROOMS • TWO SEPARATE WCs • UTILITY  
ROOM • CELLAR • GREENHOUSE • BOILER HOUSE • DOUBLE GARAGE (TANDEM) • GATED DRIVEWAY WITH  
PARKING FOR THREE CARS • EXTERNAL WC • LANDSCAPED GARDENS

## **PLANNING PERMISSION**

LISTED BUILDING CONSENT AND PLANNING PERMISSION HAS BEEN OBTAINED TO DEMOLISH THE EXISTING  
GARAGE TO MAKE WAY FOR A NEW AND EXTENDED TWO STOREY STRUCTURE WHICH WILL COMPRISE A  
GARAGE WITH COVERED PARKING IN FRONT FOR TWO CARS, AN OFFICE/GYM PLUS STAFF OR GUEST  
ACCOMMODATION - PROPOSED PLANS ARE INCLUDED



Hampstead Square located in the North East corner of Hampstead, betwixt and within walking distance, of both The Village and The Heath, is an area of London known for its intellectual, liberal, artistic, musical and literary associations and for Hampstead Heath, a large, hilly expanse of parkland. Although early records of Hampstead can be found in a grant by King Ethelred the Unready to the monastery of St. Peter's at Westminster (AD 986) and it is referred to in the Domesday Book (1086), the history of Hampstead is generally traced back to the 17th century.

**N.B. THE INTERIOR PICTURES DEPICT THE HOUSE AS IT WAS PREVIOUSLY FURNISHED**

To the north and east of Hampstead, and separating it from Highgate, is London's largest ancient parkland, Hampstead Heath, almost 800 acres, which includes the well-known and legally-protected view of the London skyline from Parliament Hill. The Heath, a major place for Londoners to walk and "take the air", has three open-air public swimming ponds; one for men, one for women, and one for mixed bathing, which were originally reservoirs for drinking water and the sources of the River Fleet. Local activities include major open-air concerts on summer Saturday evenings on the slopes below Kenwood House, book and poetry readings, fun fairs on the lower reaches of the Heath, period harpsichord recitals at Fenton House, Hampstead Scientific Society and Hampstead Photographic Society.



The area has some remarkable architecture and as family is at its heart, there are excellent educational facilities, including nurseries, primary schools and secondary schools. Hampstead contains some of the top private and state schools in the country.

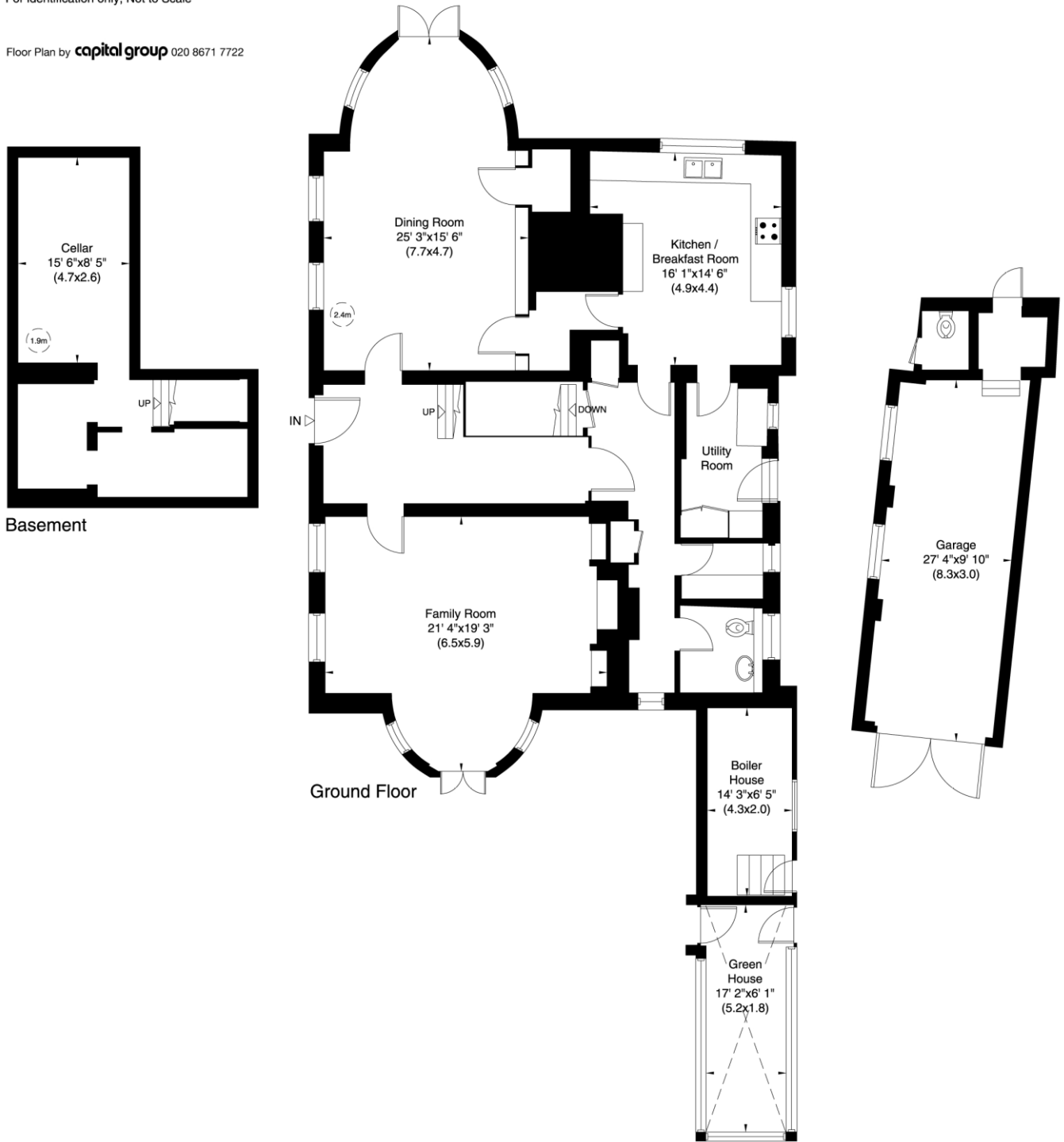
# Hampstead Square, NW3

Gross internal area (approx.)  
489 Sq m (5267 Sq ft) Including Garage, Boiler Room and Greenhouse

For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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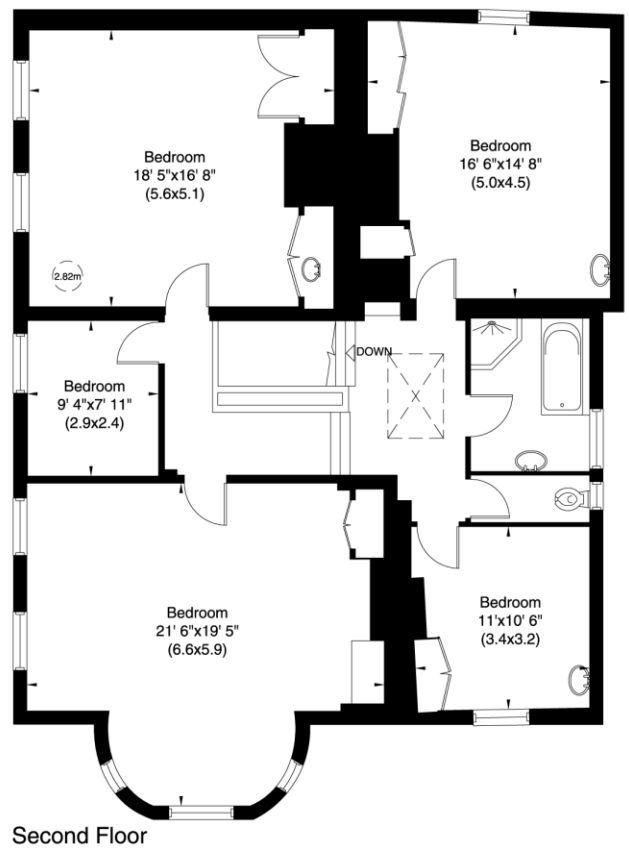
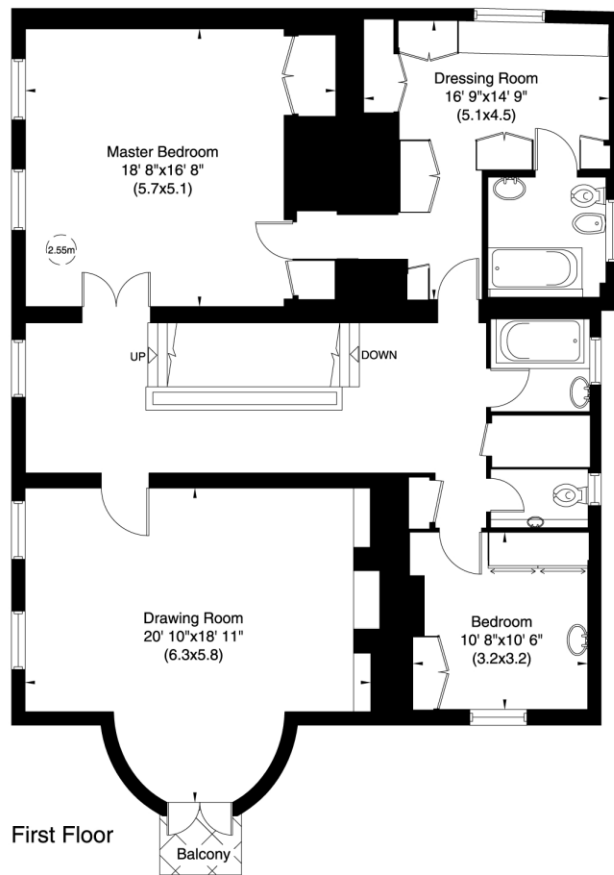
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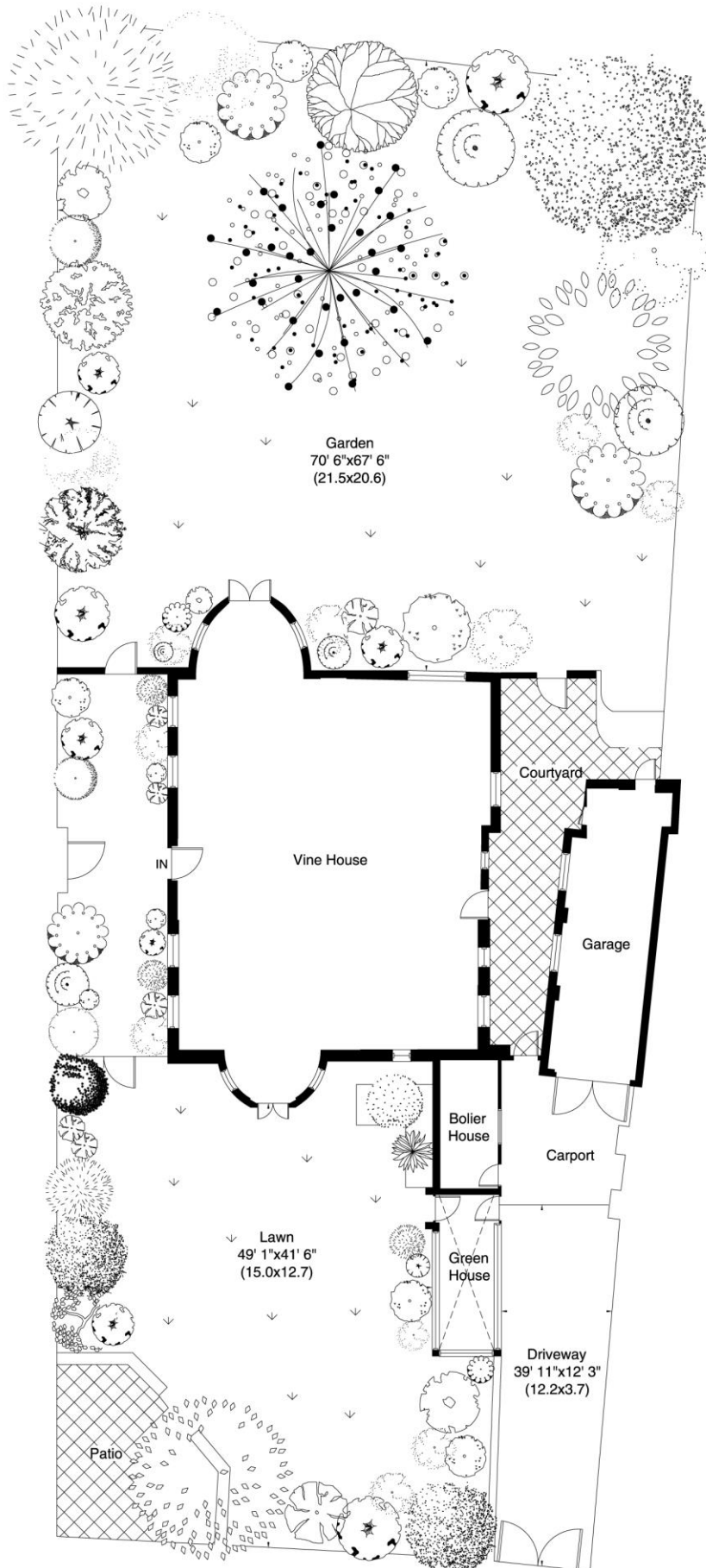
# Hampstead Square, NW3



## Site Plan

For identification only, Not to Scale

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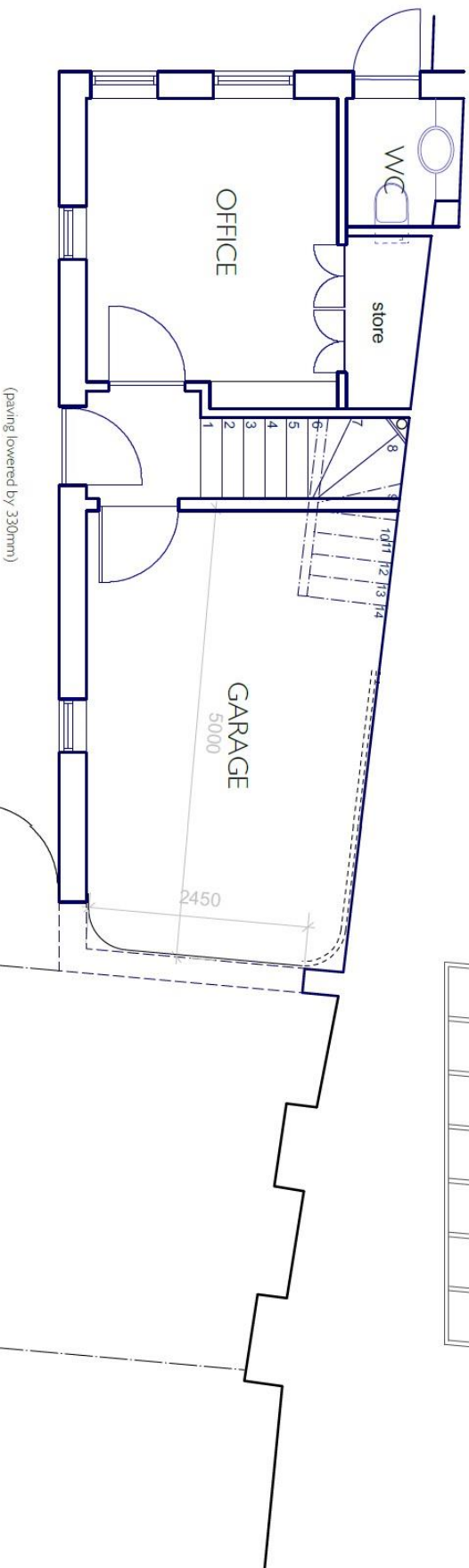
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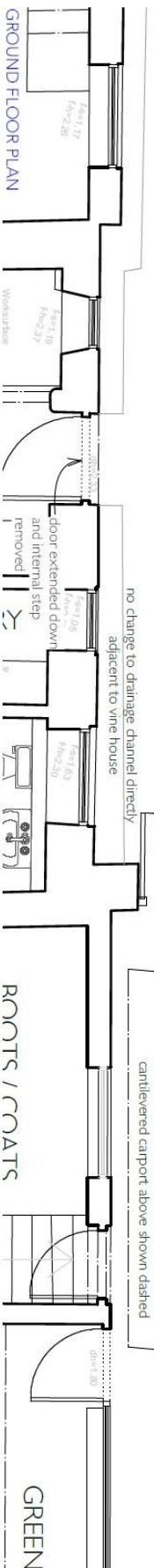


PROPOSED PLANS FOR THE REDEVELOPMENT OF THE EXISTING GARAGE

FIRST FLOOR PLAN

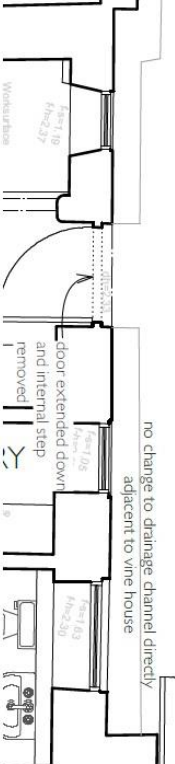


GROUND FLOOR PLAN



Note:  
All dimensions to be checked on site. Drawing subject to all statutory approvals. Boundaries are shown in grey.

Revisions:-



ROOTS / COATS



GREEN



PLANNING DRAWING  
VINE HOUSE, NW3  
Proposed Garage & Garage Roo  
JONATHAN FREGARD ARCHITECTS 5 TREDEG