



GAINSBOROUGH GARDENS
HAMPSTEAD VILLAGE, NW3



This beautiful, part tile hung, semi-detached family home is situated on what some consider to be one of the most coveted address in Hampstead. This house was built by E J May, a Norman Shaw pupil in 1883 who did much work at Bedford Park and is one of a pair that were said to be the first modern houses ever built with hot air heating and featured alongside the adjoining house in the 1970's film *The Railway Children*.

The deceptively spacious accommodation is arranged over four floors and boasts a welcoming ground floor entrance hall with flagstone flooring which leads through into a wonderful family kitchen/breakfast/family area with an extended conservatory style dining room overlooking the private terraced garden, a guest suite/study, office snug, utility and guest cloakroom all on one floor.

The first floor is accessed via a wide, easy rising staircase with a feature stained glass window and a fantastic double volume landing with central glazed skylight lantern, the high ceilinged 22' x 18'10 formal drawing room and 24' x 19'8 reception room both have feature fireplaces overlook the private and communal garden and with the master bedroom suite, five further bedrooms, two family bathrooms and two separate WC's are arranged over the top two floors.

Private resident's parking is permitted on the road and the house also has its own private gated off street parking space.

The house was originally built around the pleasure garden of Hampstead's first Spa which, was popular with fashionable Londoners who visited to take the chalybeate waters and socialise there having balls and concerts throughout the season. Internal Inspections are highly advised by the owners Sole Agents.

GUIDE PRICE £9,250,000

SOLE AGENTS

FREEHOLD











Gainsborough Gardens, NW3

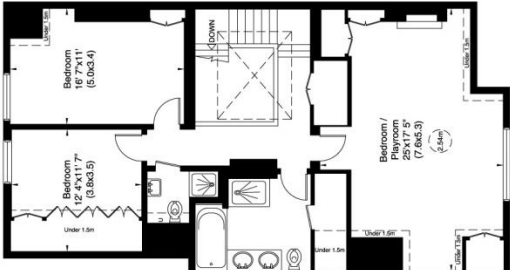
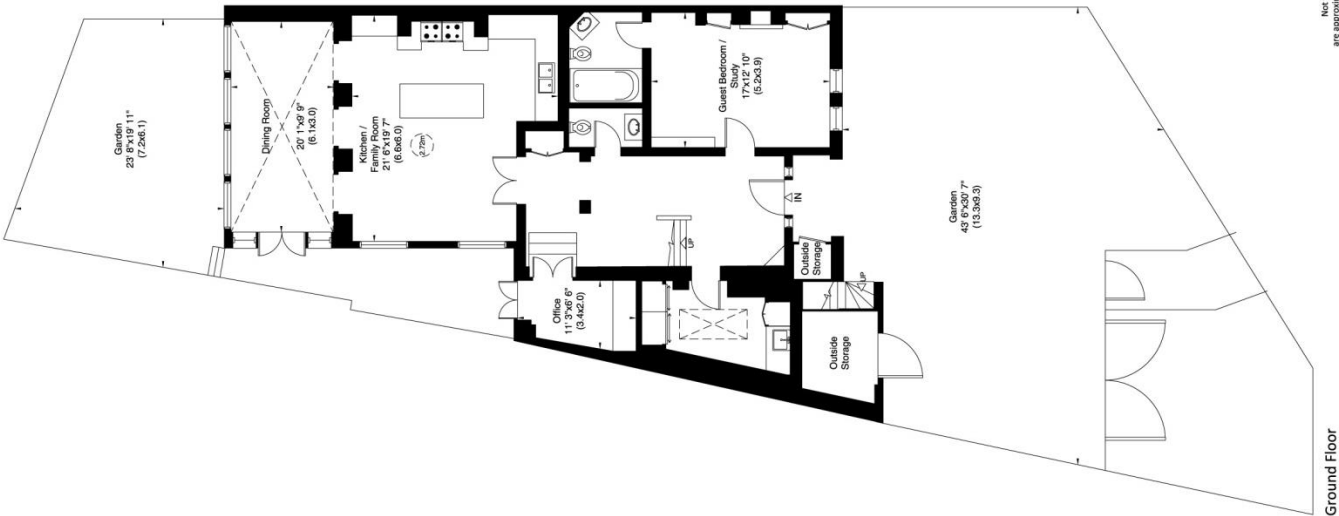
Gross internal area (approx.)

454 Sq m (4882 Sq ft) Including Under 1.5m and Outside Storage's

435 Sq m (4685 Sq ft) Excluding Under 1.5m and Outside Storage's

For identification only, Not to Scale

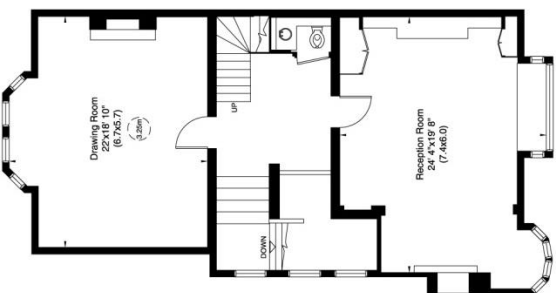
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Third Floor



Second Floor



First Floor

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).









