



Pond Street, Hampstead, NW3

Guide Price: £4,000,000

 Benham
& Reeves

Pond Street, Hampstead, NW3

 6 Bedroom (s)  4 Bathroom (s)  Freehold

Available on the market for the first time in almost 80 years is a wonderful opportunity to purchase a very special, charming and substantial house once owned by Frederick Henrion, the internationally renowned graphic designer.

This fine property is an early 18th century Grade II Listed Queen Anne house located in the heart of Hampstead dating back we are informed to 1732. The brick facades also conceals, an Edwardian extension, a studio extension built and designed in 1963 by Richard Rogers and Norman Foster of Team 4 for their newly created architectural practice both of whom would later on become highly acclaimed architects in their own right. A further extension was also built in 1974 by Gareth Wright Architects incorporating a brown curved glass structure with adjoining rooms.

Comprising 5,609 sqft / 521 sqm (inc. garage) and currently arranged with six bedrooms and numerous living rooms and therefore providing great potential to extensively renovate to create a spacious and highly prestigious house providing flexible and very bright accommodation. Further benefits include a front garden and a spacious 68 ft/ 20.73 m private rear garden.

The property is ideally located being in close proximity to Hampstead Heath Station (Overground), Belsize Park Underground Station (Northern line), various shops, restaurants, cafes as well as the local amenities of Hampstead village, Belsize Park and the open acres of Hampstead Heath.

* Please note, we are informed that with any development and planning applications for this property, Camden Council will not permit any car parking to include residents and visitor parking permits together with the existing garage no longer can be in use for parking with the current dropped curb likely to be reversed *





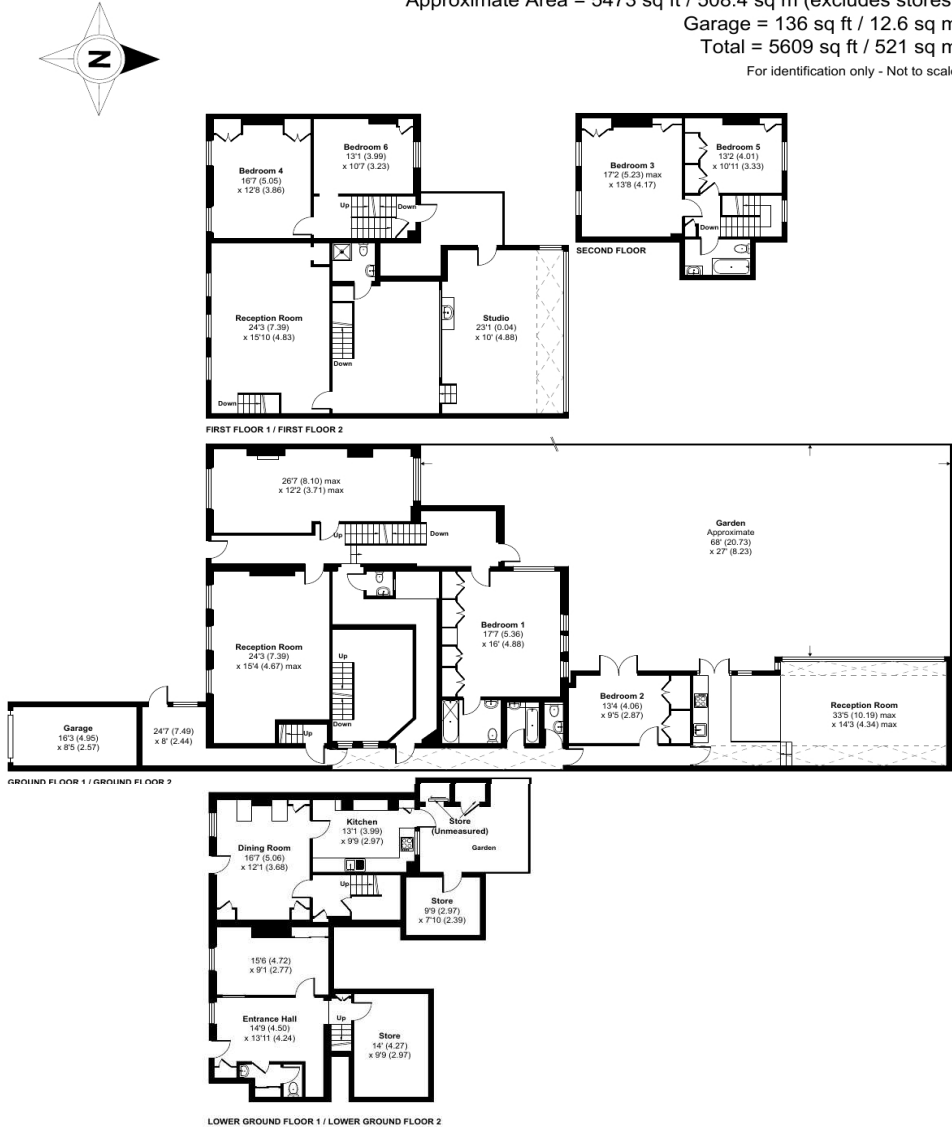
Pond Street, Hampstead in 1750


Property Features:

- Development Opportunity with Great Potential
- 5609 sqft / 521 sqm (inc. Garage)
- Queen Anne Grade II Listed House
- Further Extensions Designed by Renowned Architects
- 6 Bedrooms
- Numerous Living Rooms
- 4 Bathrooms
- 68 ft / 20.73 m Private Rear Garden
- Front Garden
- Located in the Heart of Hampstead
- Convenient Location near Hampstead Heath
- Chain Free

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Approximate Area = 5473 sq ft / 508.4 sq m (excludes stores)
Garage = 136 sq ft / 12.6 sq m
Total = 5609 sq ft / 521 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	61	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Freehold

Viewings:

All viewings are by appointment only through our Hampstead Office.

Our reference: HAM230189

T: 020 7435 9681

E: hampstead.sales@benhams.com

W: www.benhams.com

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