



EXCEPTIONAL FAMILY HOME ON ONE OF THE LARGEST PLOTS IN HAMPSTEAD VILLAGE.



Set back from the road behind a gated carriage driveway, on one of the largest plots in Hampstead Village (circa 0.87 acres), is an exceptional lateral family home with extensive parking and garaging for numerous cars, together with a beautifully landscaped and tranquil south west facing garden with swimming pool and tennis court, as well as separate staff accommodation.

Of notable historical significance, the house is understood to have hosted Charles de Gaulle during his time in London and was designed by Miss W. B. Acworth, a prominent female architect of the period. Having served as a long-term family home for over 23 years, the property offers a rare opportunity to acquire a residence of genuine heritage and longevity. Built between 1938 and 1939, it represents a truly generational purchase in one of Hampstead's most coveted locations.

The property currently provides approximately 11,584 sq ft (1,076.2 sq m) of existing accommodation, comprising a main house of circa 8,826 sq ft (820 sq m) and a separate coach house extending to approximately 2,758 sq ft (256.2 sq m), with the benefit of planning permission to further extend the main house and to provide a summer house of approximately 1,197 sq ft (111.2 sq m).

The accommodation in the main is arranged over four floors and provides an excellent sense of space throughout. Room proportions are generous, with high ceilings and plenty of natural light, and there are a number of original features that reflect the character of the property. The layout works well for everyday living as well as entertaining, and offers flexibility to suit different needs. The coach house provides excellent ancillary accommodation with garaging and superb staff accommodation.

## ACCOMMODATION

- The house provides extensive and well-balanced accommodation arranged over several floors.
- Principal bedroom suite incorporating a dressing room
- Six further bedrooms arranged across the upper floors
- A range of bath and shower rooms serving the bedroom accommodation
- Formal and informal living spaces include:
  - Elegant drawing room
  - Formal dining room
  - Kitchen / breakfast room
- Additional reception rooms including sitting and family rooms
- Study
- Leisure and ancillary accommodation includes:
  - Gym
  - Laundry / utility room
  - Strong room
  - Extensive plant and storage areas

## COACH HOUSE

- Separate coach house providing additional accommodation
- Bedrooms and reception rooms arranged over multiple floors
- Kitchen facilities
- Garage with parking for several vehicles
- Workshop and ancillary storage

## GARDENS & GROUNDS

- Landscaped front and rear gardens
- Gardens and grounds extending to approximately 0.35 hectares (0.87 acres)
- Outdoor swimming pool
- Terraces and balconies providing outdoor seating areas
- Carriage driveway providing off-street parking



















Frognaal is regarded as one of the area's most desirable residential enclaves, celebrated for its rich architectural heritage and longstanding association with intellectual and cultural prominence.

Developed largely during the Victorian and Edwardian periods, the street is characterised by handsome period houses, mature tree-lined surroundings, and a refined village atmosphere. The neighbourhood is further enriched by close proximity to iconic cultural landmarks such as Keats House and Kenwood House, while the 800 acres of open expanses of Hampstead Heath, approximately 0.8 miles away, offer an exceptional natural retreat with ancient woodlands, bathing ponds, and far-reaching views across the London skyline.

Hampstead Village, just moments away, provides an appealing mix of independent boutiques, artisan food shops, acclaimed restaurants, and elegant cafés, combining a village feel with cosmopolitan sophistication. Residents benefit from an excellent selection of highly regarded state and private schools, outstanding leisure facilities, and convenient transport connections including Hampstead Underground Station (Northern Line) and straightforward access to the wider motorway network, ensuring seamless connectivity while enjoying one of North London's most distinguished addresses.

# EXISTING FLOOR PLANS

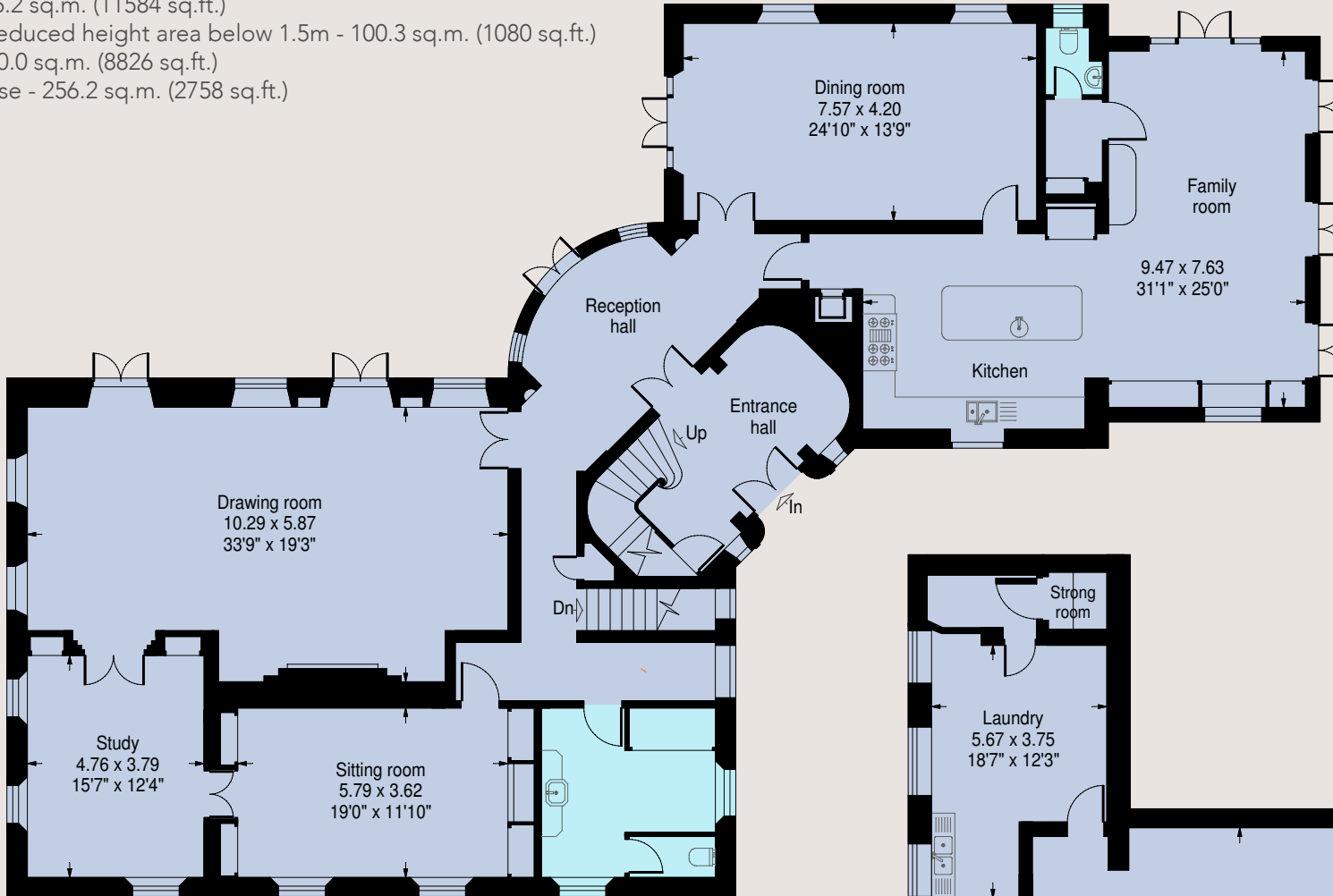
Gross Internal Area (Approx.):

Total - 1076.2 sq.m. (11584 sq.ft.)

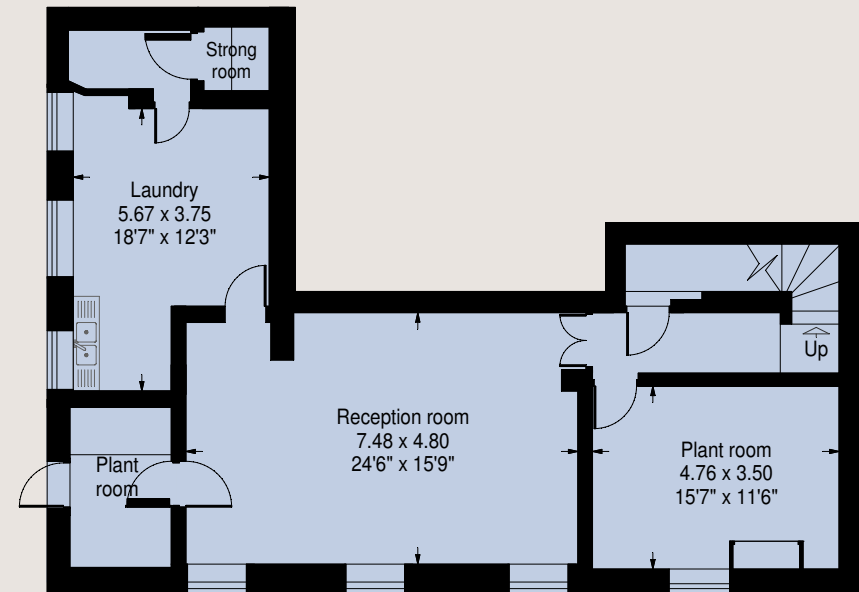
Including reduced height area below 1.5m - 100.3 sq.m. (1080 sq.ft.)

House - 820.0 sq.m. (8826 sq.ft.)

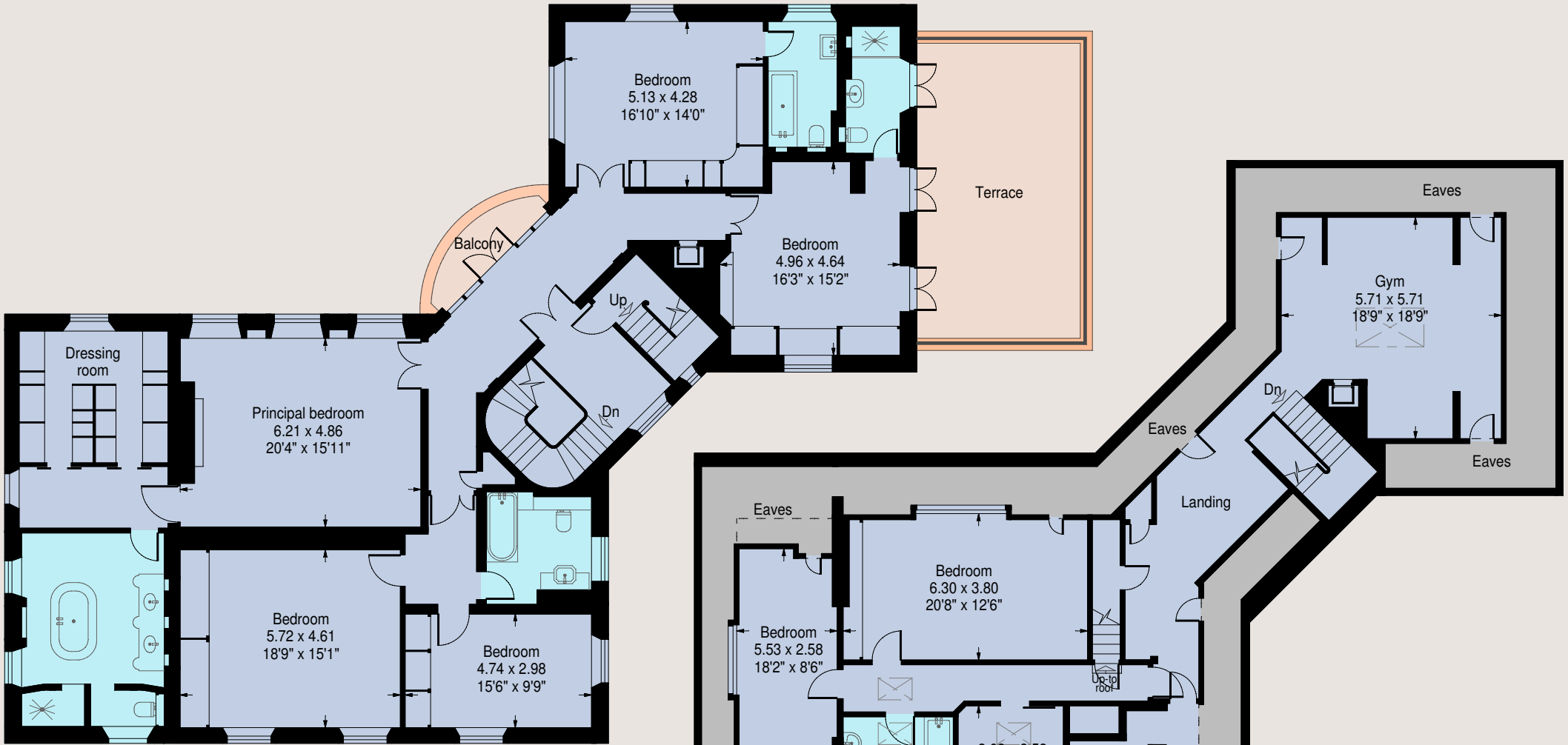
Coach house - 256.2 sq.m. (2758 sq.ft.)



Ground floor



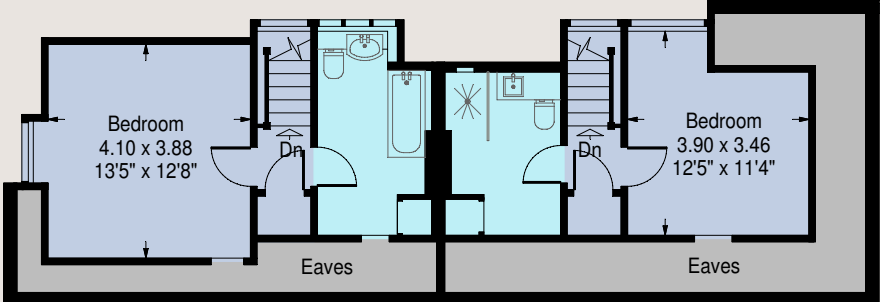
Lower ground floor



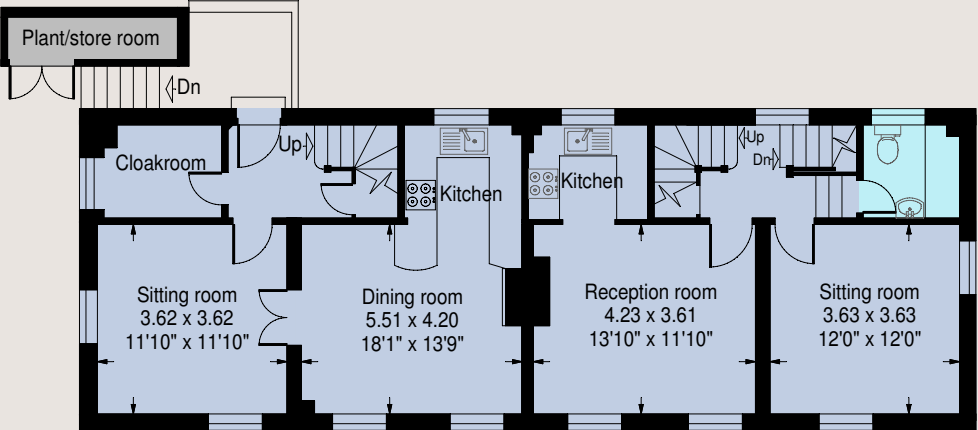
First floor

Second floor

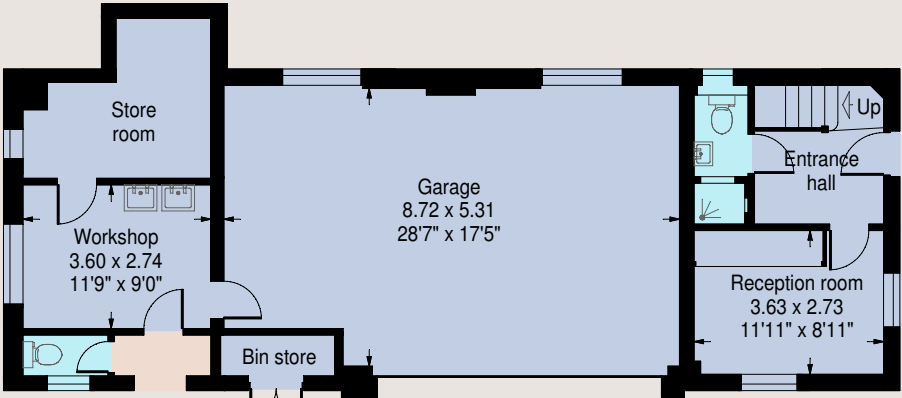
# Coach House



Second floor



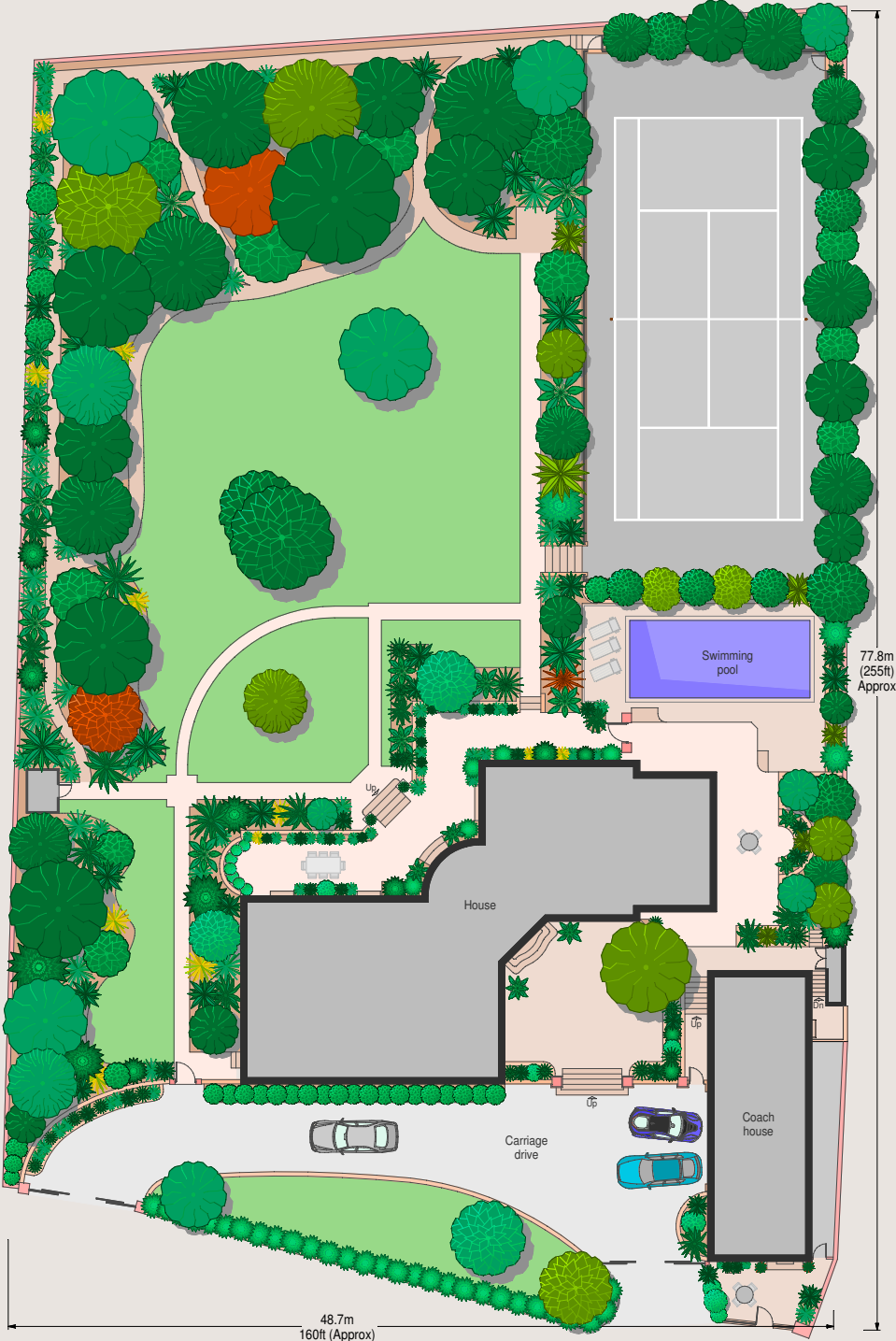
First floor



Ground floor

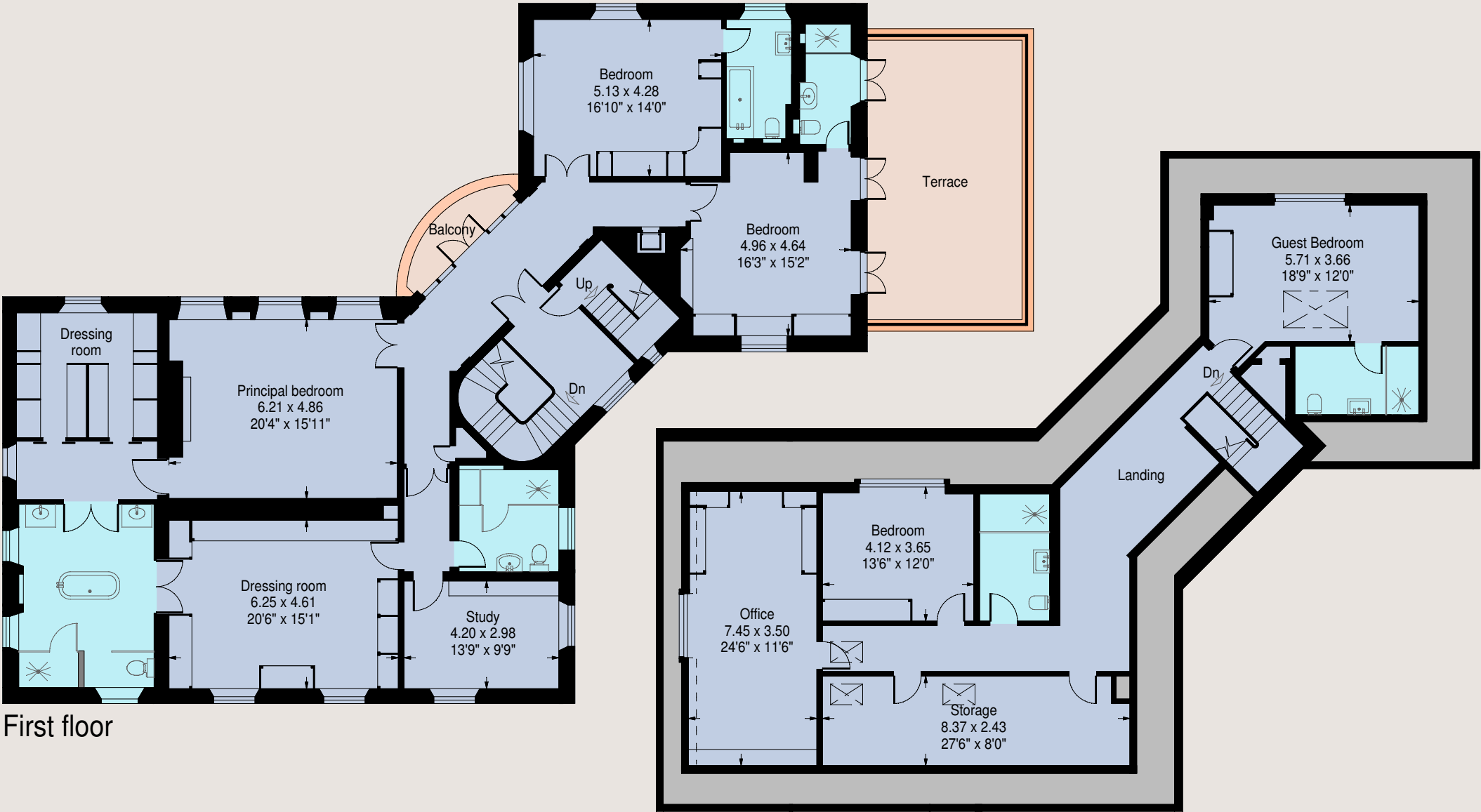
# EXISTING

Site area (approx):  
0.35 Hectares (0.87 acres)



*Note: Planning permission granted and potential to extend the main house and summer house to measure approximately 9,502 sq ft in total. Further information is available on request.*

PROPOSED LAYOUT  
MAIN HOUSE – UPPER FLOORS

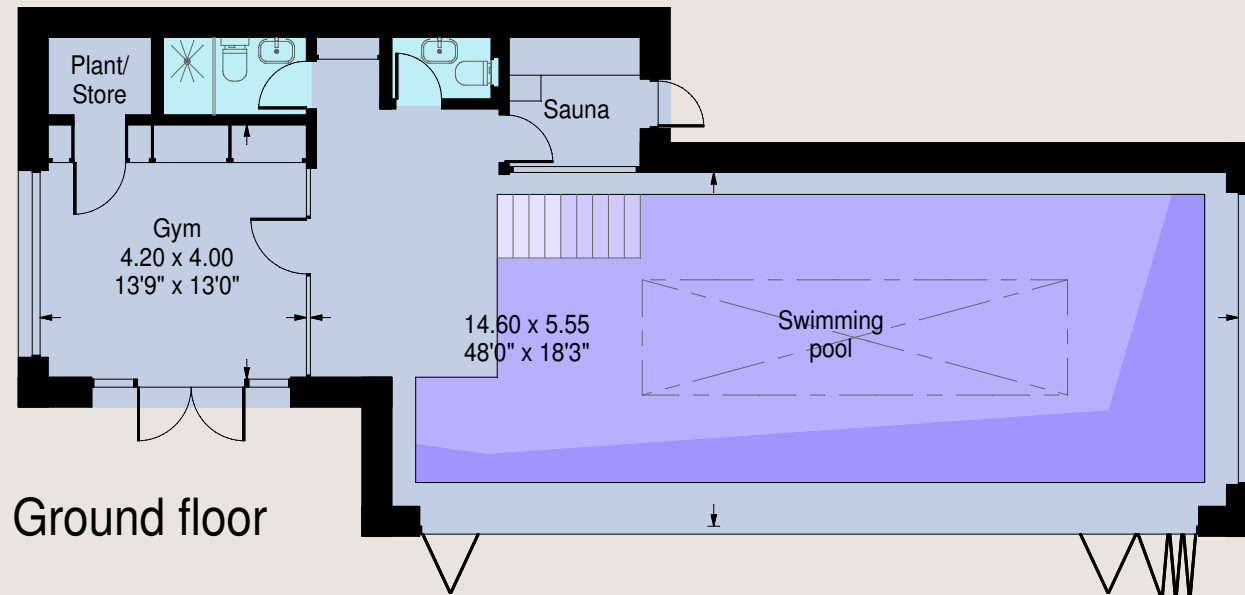


First floor

Second floor

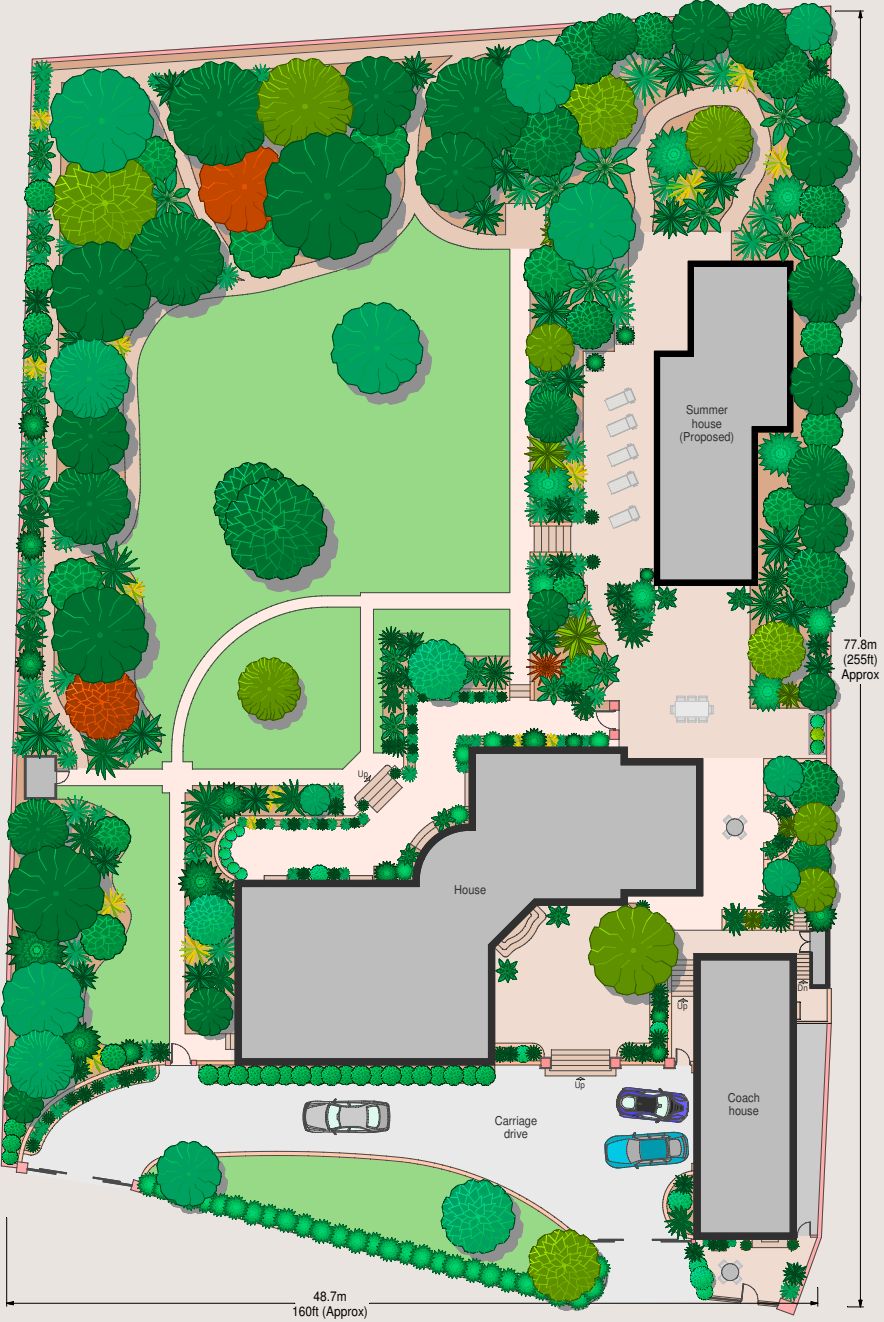
**PROPOSED  
SUMMER HOUSE/LEISURE ANNEXE**

Gross internal area (approx):  
Proposed summer house - 111.2 sq.m. (1,197 sq.ft.)



# PROPOSED

Site area (approx):  
0.35 Hectares (0.87 acres)



## TERMS

**Tenure:**  
Freehold

**Local Authority:**  
London Borough of Camden

**Council Tax:**  
Band H