

INIGO



Belsize Grove

LONDON NW3

£1,995,000 SHARE OF FREEHOLD

This refined two-bedroom apartment (with a substantial self-contained garden annexe) occupies the grand upper ground floor of a handsome Victorian villa in the heart of Belsize Park. Defined by its soaring ceilings, intact period detailing and elegant proportions, the home and annexe together span over 1180 sq ft and has been renovated to an exceptional standard. Light enters through towering bay windows to fall on panelled walls and parquet floors. Belsize Park's boutiques, places to eat and Underground station are minutes away on foot, while the larger green expanses of Hampstead Heath and Primrose Hill are in easy reach.

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Setting the Scene

Belsize Park has been a desirable area since its Georgian inception. Once part of the Abbey of Westminster's estate, the area began to develop in the 17th century and flourished during the Victorian era with the arrival of grand stucco villas and leafy avenues. Its name, from the French 'bel assis' (or "beautifully situated"), reflects its elevated position between Hampstead and Primrose Hill. Long favoured by writers, artists and intellectuals, Belsize Park retains a village-like charm today. Belsize Grove was originally built as Haverstock Terrace in 1825-26, with just seven houses. It was renamed later in the 19th century as the neighbourhood grew, and the street was subsequently renumbered. Now part of the historic Belsize Estate, Belsize Grove is known for its elegant villas, leafy aspect, and enduring architectural appeal.

The Grand Tour

The building is set along a quiet street lined with characteristic stucco frontages; a row of silver birches casts dappled shade across the handsome façades. Entry is via a communal front door, hallway and stairs.

This apartment unfolds on the upper ground floor - or the piano nobile - of the building. Sweeping proportions are dressed with original details that include elaborate moulding and cornicing, tall skirtings, and classic panelling. Oak parquet flooring begins on arrival and runs throughout the home.

A neat entrance hall leads directly into a vast open-plan reception room and kitchen. Set at the front, the room is flooded with light from a full-height bay window. Lavish 19th-century moulding with acanthus and egg-and-dart motifs has been carefully preserved.

Along one wall is a sleek, contemporary kitchen, with bespoke joinery painted in elegant tones of 'French Gray' by Farrow and Ball. Distinct Calacatta Vagli Oro marble (from Diespeker and Co) countertop extends upwards to form an exaggerated splashback and an open shelf that runs the length of the wall. There is room for a large dining table in front, perfect for leisurely dinner parties.

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The principal bedroom is positioned on the opposite side of the plan, with a corresponding bay window that floods the airy bedroom with natural light. Fitted cabinetry lines one wall, providing ample storage, and the same sumptuous moulding as the living space continues across here. The smart bathroom is opposite and has understated, high-quality fittings by Lusso Stone.

A second, smaller room, currently used as a study, lies adjacent to the principal. It is divided from the hallway by floor-to-ceiling Crittall windows that allow light from French doors beyond to flow unimpeded to the hallway.

Through the doors is a small terrace with room for a table and chairs and potted plants - a romantic space for a morning coffee or an evening glass of wine. Exiting the flat through the communal hall there is a private garden which is home to a self-contained studio. Stretching to around 216 sq ft with a shower room/ WC, the space is flooded with natural light from large windows and sky lights. Ensclosed in green, a tiered patio wraps around the minimalist timber clad façade of the charming garden annexe.

The Great Outdoors

A large leafy private garden spaces is accessed from the rear of the building. Shaded with mature plantings of species shrubs and herbaceous borders, the lush space is an oasis of calm.

Out and About

Belsize Grove is in a fantastic position, just a short walk from the shops, delis, restaurants and pubs of Belsize Village and Swiss Cottage. Hampstead Theatre, two cinemas including an Everyman, a gym and a spa are all within walking distance, as is the Waitrose on Finchley Road. To the north, Hampstead Village and the vast open spaces of Hampstead Heath are easily accessible. South End Green is also close.

Expansive green spaces abound, with Primrose Hill and Regent's Park to the south and Hampstead Heath to the north, all within easy walking distance. The Heath provides sprawling woodland paths for walking, elevated views across the capital and its very own fabled freshwater swimming ponds.

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The Heath is also the setting for Kenwood House, a 17th-century country residence and art gallery on its northern border. As for other cultural offerings, the National Trust-managed Two Willow Road, Keats House and Grade I-listed Burgh House are also nearby, along with modernist icon, the Isokon Gallery.

A host of Underground lines are in easy walking distance of the apartment: Swiss Cottage (Jubilee line), Belsize Park (Northern line) and Finchley Road (Jubilee/Metropolitan lines).

Tenure: Share of Freehold Lease Length: approx. 995 years remaining Service Charge: approx. £4,411 per annum Ground Rent: £0 per annum Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.