

# INIGO



## *Church Row*

LONDON NW3

SOLD

Wonderfully unique, this Grade II\*-listed early Georgian house lies on Church Row in the heart of Hampstead village and within its conservation area. It was built around 1728 in the vernacular style and is a stellar example of an early 18th-century house, its architecture redolent of a time when Hampstead was still a country village. Set over four characterful levels, it is beautifully designed with three bedrooms and a versatile plan measuring almost 1,700 sq ft internally. Outside, a glorious 45 ft-long private walled garden unfolds at the rear.

### *Setting the Scene*

Hampstead was granted to the Benedictine monks of Westminster Abbey by charter in AD 986, and it is believed that a church was placed on Church Row not long after. The beautiful Grade I-listed St John at Hampstead still stands on this spot in the centre of the street. Church Row's local importance is well documented; in his *Architectural Guide for the area*, architectural historian Nikolaus Pevsner describes it as "the best street in Hampstead".

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This home stands proud from the surrounding terraces with its distinctive two-storey oriel window and weatherboard frontage, a later 18th-century architectural adaptation to the original primary structure. Built by R Hughes, the ground floor elevation is made of wooden rustications, imitating ashlar, while six-over-six box sash windows act as fenestration. Double hipped tile roofs rest behind a parapet wall with a dentil cornice, and the tall chimney stacks stand proudly at the westerly range.

### *The Grand Tour*

On Church Row, the front door is painted pale blue, with Banham security locks and a decorative transom light set above. The ground-floor window has external shutters that have been painted to match the door.



Entry is to the entrance-hall-cum-dining room, where oak floorboards extend underfoot and walls throughout are washed a chalky white. An original box cornice and panelling remains, while fitted bookcases have been thoughtfully added. A warming gas fire sits within the room's central chimneypiece.

The original 18th-century staircase is positioned in the centre of the plan, with a closed string, turned balusters and square newels. Beyond is the spacious and contemporary kitchen, which has bespoke white cabinetry and matching white composite stone worktops. There are double Miele ovens and a Miele induction hob, while two fridges, a dishwasher and wine fridge are integrated. The original kitchen hearth remains exposed, now inset with a contemporary gas fire.

To the rear of the kitchen is the garden room, a brilliantly bright and semi-glazed space with a glass monopitched roof; French windows at its far end open to the garden. An incredibly versatile space, it is apt for use as a sitting room, study or dining room.

The lower-ground floor's dry cellar is useful as a service area, with room for laundry facilities, overflow freezer and pantry, as well as general storage.

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Ascending to the first floor, the drawing room is set to the front of the plan, with box sash windows set into the canted bay. Further box cornicing features here, and glass-paned cupboards sit in the alcoves either side of a marble chimneypiece with a bullseye design, inset with a hob grate and fitted for a gas fire, if required.

To the rear of the first floor is the principal bedroom, with fitted wardrobing and cupboards in both spaces. It has a smart en suite shower room with underfloor heating and brassware and sanitary ware in a contemporary design.

The second floor is home to two bedrooms. One faces south, and has a lovely statuary marble chimneypiece also in a bullseye design and with a hob grate. The room also has a walk-in wardrobe. Both of these top-floor bedrooms share a charming bathroom on the uppermost storey, set into the roof's pitch among the eaves.

### *The Great Outdoors*

Stone steps ascend from the garden room at the rear of the house to a large, paved terrace with plenty of space for dining and reclining. Planting includes clematis and jasmine, which winds its way around the east wall. A stunning and mature magnolia tree resides in the north-east corner and continually blooms throughout the spring and summer months.

### *Out and About*

The house is just a few minutes' walk from the delights that make Hampstead one of the most sought-after locations in London.

Hampstead High Street offers a plethora of boutiques, cafés and restaurants, including Jin Kichi, Oddono's gelateria, Ginger and White, Gail's and the famous Hampstead Crêperie. There are several charming pubs nearby, including The Horseshoe, The Flask and The Holly Bush, while the open expanse of Hampstead Heath is just minutes away.

Some of London's best independent schools can be reached on foot.

Hampstead Underground station (Northern line) is a minute's walk from the house.

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.