

INIGO



Holly Place II

LONDON NW3

PRICE ON APPLICATION

This four-bedroom Grade II-listed Regency house is found on Holly Place, a quiet lane in the centre of Hampstead. It was built in 1816 and has, in recent years, been the subject of a refined and sensitive refurbishment across its three main storeys. A beautifully planted and tranquil paved garden wraps the side and rear of the house, and excellent views of London are taken in from its upper levels.

The Grand Tour

Holly Place forms part of a symmetrical terrace grouped around St Mary Church, with deep front gardens that set them back from the quiet lane linking Mount Vernon with Church Row.

This house rests behind a large paved front garden, which is centred around a beautiful Monterey pine and accessed via a gated entry. The modest white-painted façade consists of a single column of fenestration: an arched French window with a Juliet balcony set between sash windows on the upper and lower floors.

Holly Place II

LONDON NW3

PRICE ON APPLICATION



An arched transom above the front door invites light into a long entrance hall with panelled walls. Wide-board pine flooring extends along the corridor and into a double reception on the right, where each room has a gas fire with a slate hearth and honed marble surround. Light pours in from both aspects, through the wide sash window at the front and French doors in the rear. The front space is arranged as a reception room, while the second is used for dining. Double doors between the two accommodate versatile arrangements.

Past a WC, a generous utility room and stairs to the cellar is an expansive extended portion of the house, dedicated to cooking, dining and relaxing. Pale-blue Smallbone kitchen units occupy the middle space, complete with granite countertops and appliances that include a Lanache cooker. There are areas on either side of the kitchen for working, relaxing, dining or playing; at the far end, more doors dissolve the division between inside and out.



The main bedroom is on the first floor, where panelled walls continue from the stairwell to combine with oak flooring and intricate cornicing. A single arched aperture with double casement windows opens to a Juliet balcony. To one side of the bed is a concealed door that leads past a walk-in wardrobe to the shower room.

On a split level beneath the main bedroom lies a smaller bedroom at the rear with its own bathroom. There are two further double bedrooms on the second floor, which share a Jack-and-Jill shower room.

Outdoor Space

Both front and rear gardens are beautifully planted, with a pine tree at the front and silver birch at the back. They are paved throughout in flagstone and wrap around the extended portion of the house, with elevated views to Hampstead at the rear. The rear garden is an incredibly private space; walls of greenery run along both sides and it receives excellent light throughout the day from the east and south.

Holly Place II

LONDON NW3

PRICE ON APPLICATION



The Area

The house is situated in a particularly quiet spot at the northern end of Holly Walk. However, it is within just a few minutes walk of the delights that make Hampstead village one of the most sought-after locations in London. Hampstead High Street has a range of boutiques, cafes and places to eat, including Jin Kichi, Oddonos, Ginger and White and the famous Hampstead Crêperie.

There are several charming pubs nearby, including The Horshoe, The Hollybush and The Flask. Other popular haunts include Ottolenghi and a brilliant Everyman cinema.

The open expanse of Hampstead Heath is minutes away and is home to several bathing ponds and the inimitable Kenwood House.

Some of London's best independent schools can be reached on foot, while Hampstead Station (Northern line) is a four-minute walk from Holly Place.

Council Tax Band: H

INIGO



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.