

INIGO



Parkhill Road

LONDON NW3

SOLD

Lined by statuesque Victorian houses and trees of varying shades of green, quiet Parkhill Road is minutes from the centre of Belsize Park. This two-bedroom architect designed apartment is set on the raised ground floor level and is characterised by its lofty proportions and gentle, light-touch decorative scheme. Outdoor space is close at hand, with a private balcony terrace and rear garden in addition to the pastoral swathes and outdoor swimming ponds of nearby Hampstead Heath, a 13-minute walk to the north.

Setting the Scene

Leafy Parkhill Road is within the Parkhill and Upper Park Conservation Area. Initially St John's Park Road, it was first renamed Park Road before receiving its current name at some point between 1875 and the 1914 Ordnance Survey map. Victorian London underwent extensive expansion in the mid-19th century; as a result, a number of tall, semi-detached villas were built on Parkhill Road and the adjacent streets to accommodate those moving north of the city or south from Hampstead.

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In the early 20th century, the street was home to many notable figures including Henry Moore (who lived opposite this building), Dutch artist Piet Mondrian, and Arthur Rackham, a much-celebrated English book illustrator who established a reputation for his ethereal watercolour works. Today, the street is much like it would have historically been: a picture of grand, four-storey Victorian buildings with beautiful red-brick and stucco façades, open-column porches and raised ground-floor levels.

The Grand Tour

Set back from the road behind a low brick wall and mature trees, the building is entered through a communal door set within a stucco portico at the top of a short flight of steps. Inside, a shared corridor leads to the apartment's private front door.

Entry is to a central hallway from which each room fans out. Underfoot, oak floorboards spread out across the living and sleeping spaces. Opposite is the kitchen, where solid oak is also used to form a generous run of kitchen cabinetry at the rear, neatly slotted wall-to-wall to maximise storage provision. In front, a run of stainless steel cabinetry with integrated Miele appliances is below a cleverly concealed extractor fan, fronted in white cabinetry. A glass splash back with Perrin and Rowe taps epitomises the practical yet sleek finish across the apartment.

At the rear of the plan is the sitting room. The space exudes Victorian grandeur with its double-height ceiling and original cornicing. The Farrow and Ball painting scheme here and across the apartment is pared-back and subtle, allowing the lofty proportions centre stage. A pair of glazed French doors allow in a copious amount of light while granting access to the apartment's private terrace, framing the fronds of a palm tree beyond. A dining area arranged at the opposite end of the room is perfectly positioned to take in the mural-like garden view.

At the front is the main bedroom, lit from the front by a tripartite bay window. White-painted shelving is on either side, perfect for displaying books or freshly cut flowers. A tall bank of built-in wardrobes flows along one edge of the room. A second bedroom is at the rear, with floor-to-ceiling French doors that overlook the green spaces behind. Used currently as a nursery, it would also make a wonderful home office.

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A neat bathroom with underfloor heating sits adjacent to the entrance. The bath and overhead shower are lined in crisp white tones of Pentelikon marble and there are further Perrin and Rowe fittings.

The Great Outdoors

Through floor-to-ceiling French doors is the house's pretty private terrace, bounded along one side with wrought iron railings that lead into steps to the garden below. With terracotta tiles and a direct view of a towering palm tree, it has a feel of the Mediterranean, especially during a long alfresco lunch in the warmer months.

Direct access to a portion of private garden is accessed from the garden door in the communal hall. With a cherry blossom tree at one end that erupts in pink flora every spring, it has an enchanting, secluded feel.

Out and About

Parkhill Road is in a fantastic position, just a short walk from the shops, restaurants and pubs of Belsize Village, South End Green, Hampstead and Kentish Town. The pastoral open spaces of Hampstead Heath are a short walk away, where the bathing ponds offer a cooling respite on a warm summer's day. For those less persuaded by open-water swimming, Parliament Hill Lido, at the end of the Heath closest to the apartment, is an equally lovely and family-friendly spot.

Belsize Village is within easy walking distance and has an exceptional offering of shops, restaurants and entertainment venues; top spots include Terra Moderna and Cinder. The Everyman Cinema shows a wide range of films, from blockbusters to arthouse. Primrose Hill is a short walk in the other direction with a the charming Primrose Hill Park, Cecil Sharp House and Cowshed Spa all easy to reach.

South End Green is an 11-minute walk from the apartment and has lovely coffee shops and cafes, including The Nook, Euphorium and Redemption Roasters. There is a branch of Daunt Books too, as well as the award-winning Oddono for a gelato after a stroll on the Heath.

As far as schooling goes, Fleet Primary School is a 10-minute walk away while Gospel Oak Primary School, rated as "Outstanding" by Ofsted, is under 15 minutes on foot. La Petite Ecole Bilingue is also within easy reach.

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Transport connections are excellent, with Belsize Park Station and Chalk Farm (Northern Line) a 9 and 10-minute walk away respectively. Kentish Town West is around a 20-minute walk from the apartment and runs Overground services to Stratford in the east and Richmond in the west. The area is also well-served by bus routes.

Tenure: Share of Freehold

Lease Length: 955 years remaining

Service Charge: Approx £540 per annum

Council Tax Band: E

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About

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