

INIGO



Trinity Close

LONDON NW3

SOLD

This former chapel is brilliantly situated off a quiet residential street in the centre of Hampstead Village and a short walk from the open expanses of the Heath. Its current arrangement is as a four-bedroom home of almost 2,000 sq ft, with dramatic living spaces set over a vaulted upper level, two terraces, a private front garden and designated off-street parking. The house and its situation present an excellent opportunity for a contemporary intervention, and an enhancing reinterpretation of the space, to include additional rooms, yet more light, and increased useable outside areas have already received permission.

Trinity Close

LONDON NW3

SOLD



Setting The Scene

Willoughby Road runs south to north towards the green openness of Hampstead Heath. Trinity Close is situated at the southern end, close to the 'village' of Hampstead, one of London's most desirable locations. The house is part of a former Scottish Presbyterian Church, which stood on the site of the courtyard and dates to the mid-19th century. It is set to the rear of a cobbled courtyard, used for off-street parking, and behind the towering magnolia and hedging of a private front garden along its western front façade. With the exception of a parking space and bin stores for the two neighbours the whole of the courtyard is for the exclusive use of this property.

The Grand Tour

The house is entered through a front door at raised-ground level. The current layout employs an 'upside-down' arrangement with the four bedrooms at ground level. The two smaller rooms are set along the eastern façade and are presently used as a study and library, the former with side access to the garden. The principal bedroom has an en suite shower room, and there is a further bathroom with a wonderful terracotta tile floor and cast iron roll-top bath, positioned centrally within the entrance hall.



The first floor is a rare split-level space of substantial volume light, with soaring five-metre ceilings and a total length of almost ten meters. A trio of tall pointed arched windows face south with additional windows facing east and west, combine to allow sunlight to pour into the room at all times of the day.. A doorway along the western wall opens to a patio terrace, and behind a glass brick balustrade at mezzanine level, a gallery leads onto a further, larger terrace with excellent views. The kitchen is positioned at the lower split level, beyond the dining area, and has a LaCanche range cooker and stainless-steel worktops.

The current owner has obtained planning permission to enhance the house, including permission to enclose the smaller terrace to create a library, study, or further bedroom. Permission for the addition of an extra room adjoining the principal bedroom has also been granted. This room could be used as a dressing room or work area. There is also permission for an extension of the upper gallery and terrace and its integration with the gallery to provide an exceptional indoor/outdoor entertaining space

Trinity Close

LONDON NW3

SOLD



The Great Outdoors

The terraces on the first and second-floor benefit from south and west-facing orientation, offering excellent spaces to receive sunlight through much of the day. The front garden has been redesigned to allow a more private space to be better integrated with the house and make full use of its proportions.

Out And About

Willoughby Road is brilliantly positioned for all the delights that make Hampstead one of the most sought-after locations in London. At the end of the road is Hampstead High Street with its plethora of boutiques, cafes and eateries, including Oddono's Gelateria, Ginger & White, Gail's, and the famous Hampstead Crêperie. There are several charming pubs nearby, including The Horseshoe, The Flask, The Old White Bear, and The Hollybush, and the open expanse of Hampstead Heath is on the doorstep. Some of London's best independent schools can be reached on foot.

Hampstead station (Northern Line) is a few minutes' walk from the house, while Hampstead Heath and Finchley Road & Frognal Overground Stations are only slightly further afoot.

Council Tax Band: G

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.