

INIGO



Waterlow Court

LONDON NW11

£525,000 SHARE OF FREEHOLD

Set on the first floor of the Edwardian Waterlow Court, an Arts and Crafts development on the edge of Hampstead Heath Extension, is this enveloping one-bedroom apartment. Built in 1909 by the architect M.H. Baillie Scott, the project was designed with an emphasis on natural materials, no doubt inspired by its courtyard setting in leafy communal gardens next to Hampstead Heath. Inside, carefully preserved historic details are deftly combined with a rich, moody colour scheme, resulting in an apartment that is welcoming and warm.

Setting the Scene

Waterlow Court, designed by architect Mackay Hugh Baillie Scott in 1904 and completed in 1909, was built by the Improved Industrial Dwellings Company, established by the liberal MP and philanthropist Sir Sydney Waterlow. It was constructed on the insistence of Henrietta Barnett, the founder of the Hampstead Garden Suburb, as housing for single professional women who could benefit from cooperative living.

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The handsome development is arranged around a courtyard with an arcaded cloister, which connects the four sides of the building. The façade of the quadrangular building is a lime-washed brick with timber-framed exterior elevations. Low-tiled roofs feature timber cupolas and high brick chimney stacks. It was designated Grade II* in 1965 for its historic importance. For more information, please see the History section.

The Grand Tour

The apartment is on the first floor, accessed by a striking dog-leg staircase with a Jacobean-style handrail. Its characterful main living space has leaded-light casement windows throughout, picture rails and a timber beam. Set against half a wall of exposed brick, the fireplace forms a natural focal point with a wooden surround and beautiful tiles decorated with painted foxgloves. Pale grey walls are accented by Farrow and Ball's 'Off-Black' on the joinery.

There is a second living space, currently used as a study, separated by a movable partition wall. Here, built-in cabinetry by Roundhouse lines one wall, creating space for a desk and hiding the clutter of daily life.

On the left of the plan is the kitchen, which also has cabinetry from Roundhouse, providing storage and concealing appliances, including a fridge-freezer. Exposed brick on the walls adds a textural materiality, echoing the brickwork in the living room; hand-made terracotta floor tiles run underfoot, with underfloor heating too.

The bedroom is defined by its view of the gardens, framed by a picture window, accentuated by walls painted in Farrow & Ball's 'Green Smoke'. Tones of green continue in the bathroom, where mossy tiles handmade in Marrakech in a geometric pattern designed by Claesson Kovisto Rune line the side of the bath; porcelain tiles clad the walls and more of the Moroccan tiles on the floor are warmed by underfloor heating.



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The Great Outdoors

Waterlow Court was designed as a self-proclaimed 'Eden without Men' with an emphasis on creating a tranquil atmosphere through nature, which still prevails today. The central courtyard has a vast lawn with a paved walkway flanking flower beds planted with a variety of species, including roses and *Arbutus Unedo* (commonly known as the 'Strawberry Tree'). The building is surrounded on all four sides by tranquil grounds, with ample space to sit and reflect. Nestled at the back of the gardens, in denser shrubbery, is a paved walkway with an inset roundel surrounded by flower beds and the original Edwardian bicycle shed.

Out and About

Hampstead Heath is defined by its green spaces, deep woodland, bathing ponds and unrivalled views over London. Waterlow Court flanks Hampstead Heath Extension, meaning it is set in exceptionally peaceful surroundings with endless walks; both Keats House and Kenwood House are easily accessible on foot.

A neighbourhood feel defines the area, and most shops are independent. There is a host of small cafes and local restaurants. Favourites include Jin Kichi for authentic Japanese, L'Antica for excellent Neapolitan Pizzas, and The Wells Tavern or The Spaniards Inn for a celebrated Sunday pub lunch.

Golders Green tube (just over a 10-minute walk away) and Hampstead Underground station (a half-hour walk across The Heath) are both situated on the Northern line, connecting swiftly to central London, while Hampstead Heath station is on the Mildmay line, which runs on an east-west axis.

Tenure: Share of Freehold / Lease Length: Approx. 959 remaining / Service Charge: Approx. £4,613.52 per annum / Ground Rent: Approx. £100 per annum / Council Tax Band: E

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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.