

# INIGO



## *Willifield Way*

LONDON NW11  
£900,000 FREEHOLD

Part of a neat terrace in Hampstead Garden Suburb, this two-bedroom, Grade II-listed house retains its early charm. It lies within the broader conservation area and retains its picture-pretty Arts and Crafts façade. Extending over three storeys, the home's interiors have been thoughtfully updated with a soft colour palette. Colour reigns at the rear, where a verdant garden teems with mature trees and shrubs. Wonderfully peaceful, Hampstead Garden Suburb is still within easy reach of the city; Golders Green station can be reached in under 10-minutes by the 'hopper bus' service, and runs Northern Line services on a north-south axis.

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### *Setting the Scene*

Hampstead Garden Suburb was founded by Henrietta Barnett in 1906 to coincide with the extension of the Underground network to Golders Green. She commissioned a masterplan from Sir Raymond Unwin, later overseen by Sir Edwin Lutyens, to include communal squares, streets of varying widths lined with flowering trees and picturesque groupings of houses with a civic square at its centre. These are still incredibly well-maintained, and the overall character of the conservation area is preserved by a governing trust.

Willifield Way is part of what was originally conceived as the 'Artisans' Quarter', the oldest part of the development. The main architectural influence is from the Arts and Crafts movement, and the most common feature in this area is the grouping of cottages in terraces and linked pairs. There are generous gardens and space for recreation, including the Hampstead Heath extension, Willifield Green and the allotments - with specific emphasis on outdoor sports (accounting for the several tennis courts in walking distance of the house). For more information, please see the History section below.

### *The Grand Tour*

This handsome house forms part of a neat terrace on Willifield Way. On its façade, fresh white walls are embedded with red brick relieving arches and gable-headed half-dormer windows. The entrance to the house is at the front of the building, bordered by a neat hedge and framed by fragrant shrub roses.

A peppermint-green front door reveals a light-filled hallway, which leads to an open-plan living and dining area. Herringbone-style flooring runs underfoot, and tall French casement windows on each side bathe the space in natural light. In the dining area, a log burner is nestled in a large chimney breast with exposed brickwork.

A single step descends to the kitchen, which is framed by a wide, angular archway. Here, a gently domed roof is inset with spotlights, and cabinetry is finished in forest green. There is a built-in oven with a gas hob, alongside ample storage space. A wide casement window positioned over the sink provides serene views of the garden beyond.



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Two generously sized double bedrooms occupy the first floor. The principal bedroom sits at the front of the plan. On the exterior wall, two windows – one large and one small – are positioned next to each other to maximise natural light. Both bedrooms have wide doors, cast-iron radiators, fitted storage and gently pitched roofs. A shared bathroom has a bathtub and is finished with large grey wall tiles.

The second floor is accessed via a striking floating staircase, cleverly concealed by a cut-out door in the principal bedroom. Positioned within the eaves of the house, the space is illuminated by a large skylight inset into the pitched roof. A walk-in shower has been installed here, and there is a large fitted wardrobe. The space is currently used as a dressing room, but would also be suitable as an office.

### *The Great Outdoors*

A verdant garden extends at the rear of the house, bordered by tall hedges to create a peaceful retreat. There is a neat paved patio area close to the house, providing opportunities for outdoor dining and entertaining. A carefully maintained lawn forms the rest of the garden, which has apple and cherry blossom trees. At the front of the house, a private paved area is embraced by a neatly manicured hedge.

### *Out and About*

The house is brilliantly located close to some of London's best green spaces. Ancient woodlands, Little Wood and Big Wood, are both within a 10-minute walk, and the wonderfully wild Hampstead Heath Extension is only a little further afield. This leads to Hampstead Heath, Kenwood House and Golders Hill Park, with its wonderful pergola and zoo. Tennis courts are located at Farm Walk Tennis Club, Mercury Tennis Club, Northway Gardens and Central Square, all of which are a 10-minute walk from the house.

From the house, it is a short walk to Finchley Road, with Waitrose, an M&S Foodhall and Gail's, as well as independent shops, bakeries and restaurants. Nu Nosh (which has recently been rebranded to Notch Nosh) is a short walk from the house, as is Bread (another local favourite). Fellowship House community centre is within reaching distance, and has a varied programme of events open to all residents of the Garden Suburb, including art exhibitions, a film club, yoga and dressmaking.

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There are excellent primary schools nearby: Garden Suburb School and Brooklands Junior School are a short and leafy walk away. The Henrietta Barnett School, a prestigious girls' grammar school, is an eight-minute walk away at Central Square. Secondary schools in East Finchley, Hampstead and Highgate are readily accessible by public transport.

Golders Green Underground station (Northern line) is under a 10-minute bus journey on the 'hop and ride', and provides services into central London in approximately 20 minutes. From Golders Green, there are a number of coach services that run to major London airports.

Council Tax Band: F

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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.