



8 NORTH SQUARE NW11
ASKING PRICE £2,450,000

Winkworth





8 North Square, NW11 ASKING PRICE £2,650,000 FREEHOLD

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A HISTORIC GRADE 2* LISTED SIR EDWARD LUTYENS RESIDENCE IN NORTH SQUARE

Situated in the highly desirable North Square, surrounded by the architectural elegance, beauty and charm of Dame Henrietta Barnett's legacy is this charming, Grade 2* listed property. While the home requires modernisation, it retains a wealth of stunning period features, from original windows and staircases that capture and dispense natural light beautifully, to intricate detailing both internally and externally.

Internally, the property which is over 3000 sq.' (282 sq'm) in size and built over 3 floors, has between 4-6 bedrooms (some alterations have been made to the original configuration) and generously proportioned reception rooms, all with high ceilings and classic design. The kitchen and other interior spaces offer huge potential for modern upgrades, making it a perfect canvass for creating a stylish and comfortable family home; thereby celebrating both an architectural treasure and contemporary comfort.

Located at the end of the row of a terrace, on the corner of Erskine Hill and North Square, directly opposite the Free Church, The house has an attached garage and off street parking. There is a wide, South facing garden to the front and a small rear patio to the westerly boundary. The immediate vicinity is rich in communal facilities including the afore mentioned Free Church, St Jude -on-the-Hill (both designed by Sir Edward Lutyens) several parks and even tennis courts. The Henrietta Barnett school for girls is located in and around the original Hampstead Garden Suburb Institute (the space was shared until 2007).

Despite having the feel of living in a picturesque village, access to Central London is simple with excellent transport links nearby.

This is an incredible opportunity to invest in a unique home with immense character, in an enviable location and with incredible potential.

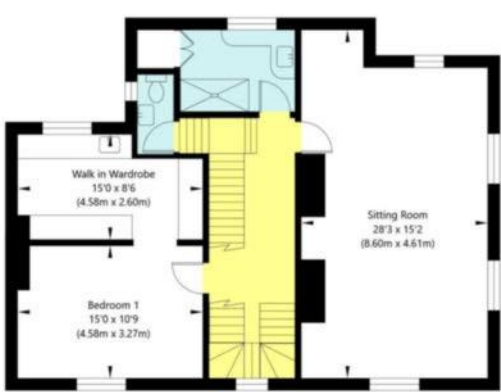
Viewing strictly by appointment with Vendors Sole Agents.



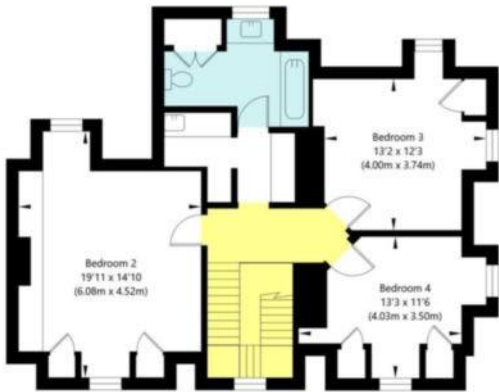
8 NORTH SQUARE
NW11



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 114.67 SQ M / 1234 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 89.46 SQ M / 963 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 78.72 SQ M / 847 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 282.85 SQ M / 3044 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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LOCATION

Living in Hampstead Garden Suburb feels like stepping into a picturesque village, a world apart from the bustling heart of London yet within easy reach of it. Renowned for its beautiful, tree-lined streets, thoughtfully planned architecture and an abundance of green spaces, the Suburb provides a tranquil escape.

Adjacent to Central Square and at the very heart of the Suburb, is No 8 North Square, one of several houses in a row designed by Sir Edward Lutyens that are distinguished by their classic, period features. A short stroll and you are immediately surrounded by various scenic squares, elegant lanes and charming parks. At the heart of this area is its architectural heritage, with many buildings proudly listed, reflecting a commitment to preserving the area's unique character.

Buildings that are of particular architectural note are;

- St Jude -on-the-Hill
- The Free Church
- Henrietta Barnet School
- The Tea House
- The Friends Meeting House



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