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## Cannon Place Hampstead Village NW3

A charming detached Victorian home, built in 1879 and centrally located to Hampstead Village, just moments from Hampstead Heath. The house extends to approx. 3,545 sq.ft and retains many original features. At present a single-family home, the house requires significant modernisation throughout. The lower ground floor, connected internally to the house above but furnished with a separate entrance, requires full refurbishment.

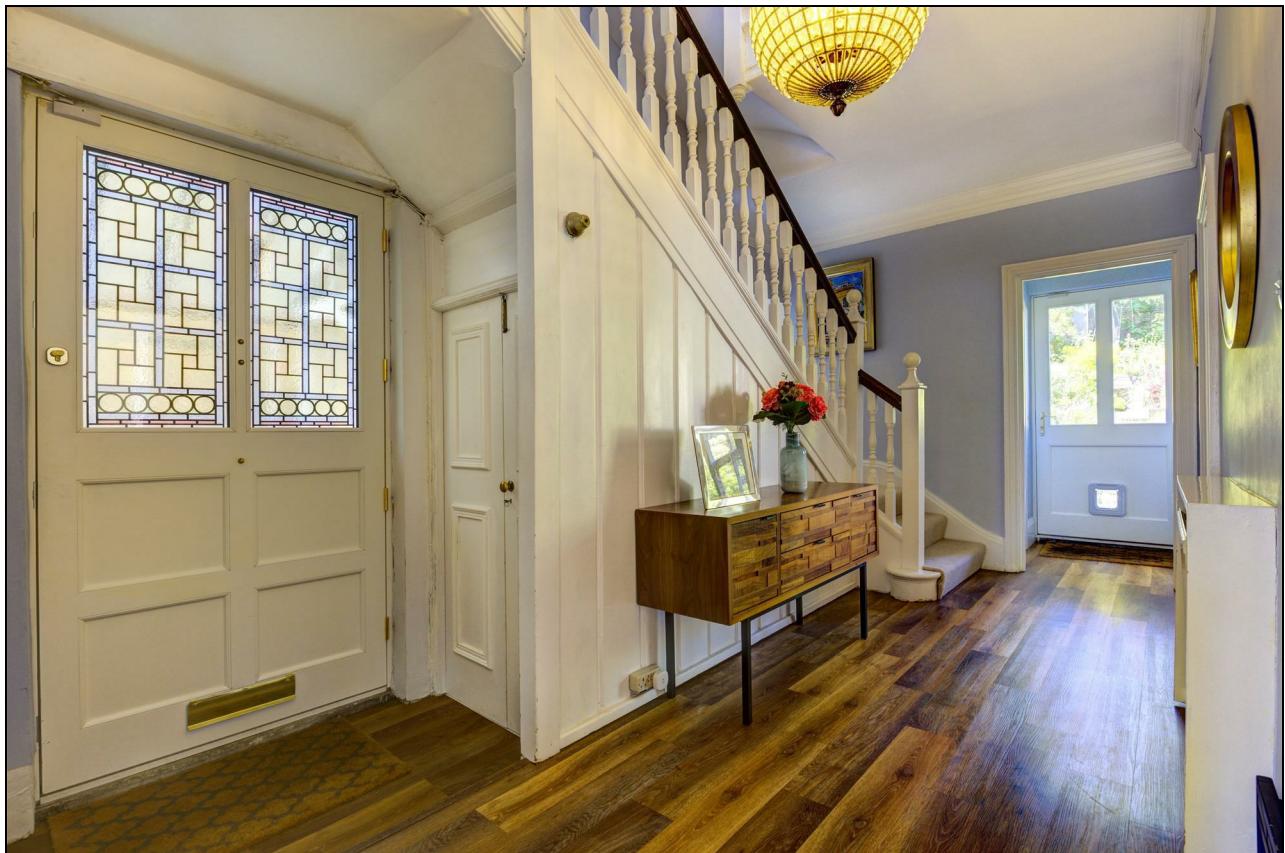
The accommodation is arranged over four floors. The spacious entrance hall on the raised ground floor leads to the sitting room, dining room and the kitchen/breakfast room, each connecting through to one another. On the first floor there is the principal bedroom with en suite, two additional double bedrooms and a shower/laundry room. On the top floor there are four additional double bedrooms and spacious shower room; front rooms afford expansive views across the city. The wonderful, established mature rear garden, accessible at raised ground floor level, is a particular feature of this wonderful home and extends to 78ft.

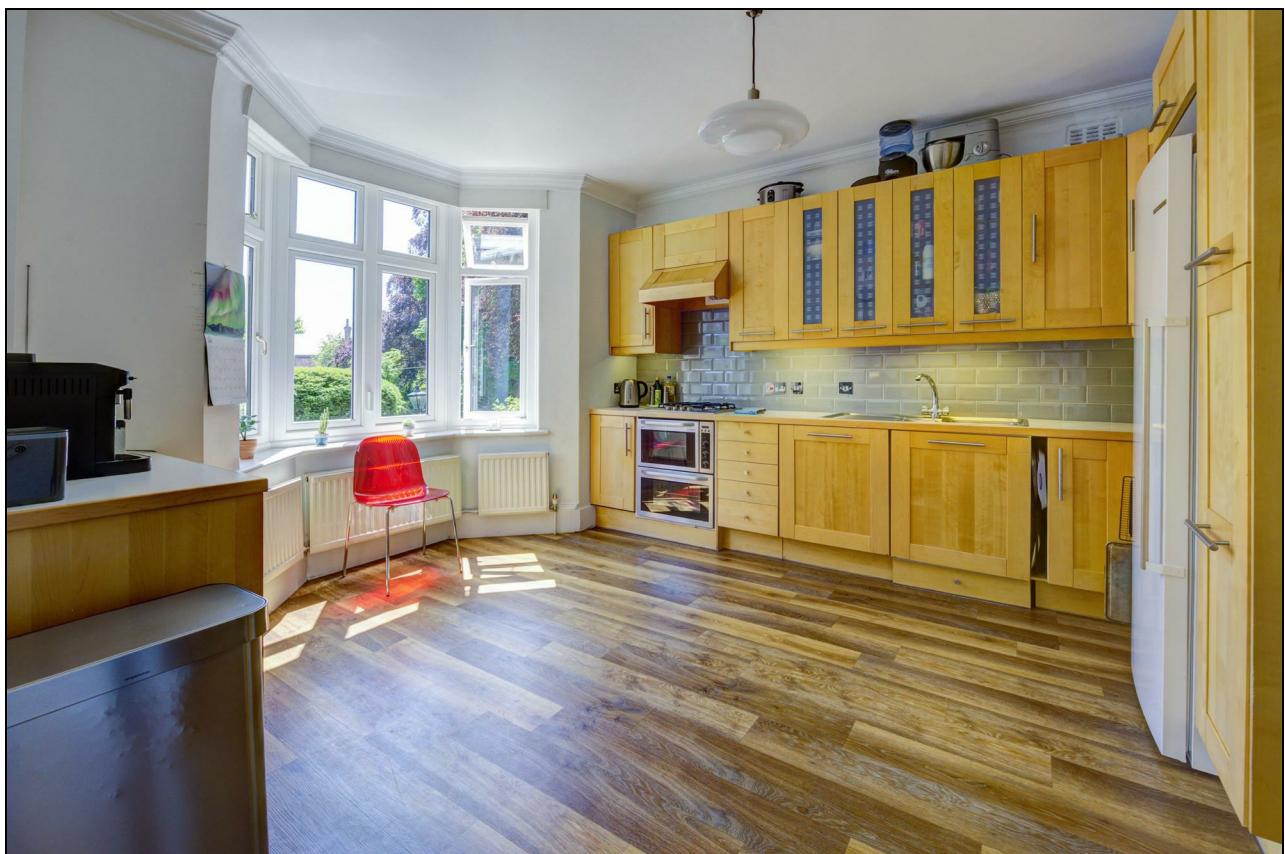
The accommodation at lower ground floor level is unmodernised and requires full refurbishment; it comes with planning permission in principal (subject to a section 106 agreement) to separate into a two-double bedroom, two-bathroom apartment with its own garden.

**£5,000,000**

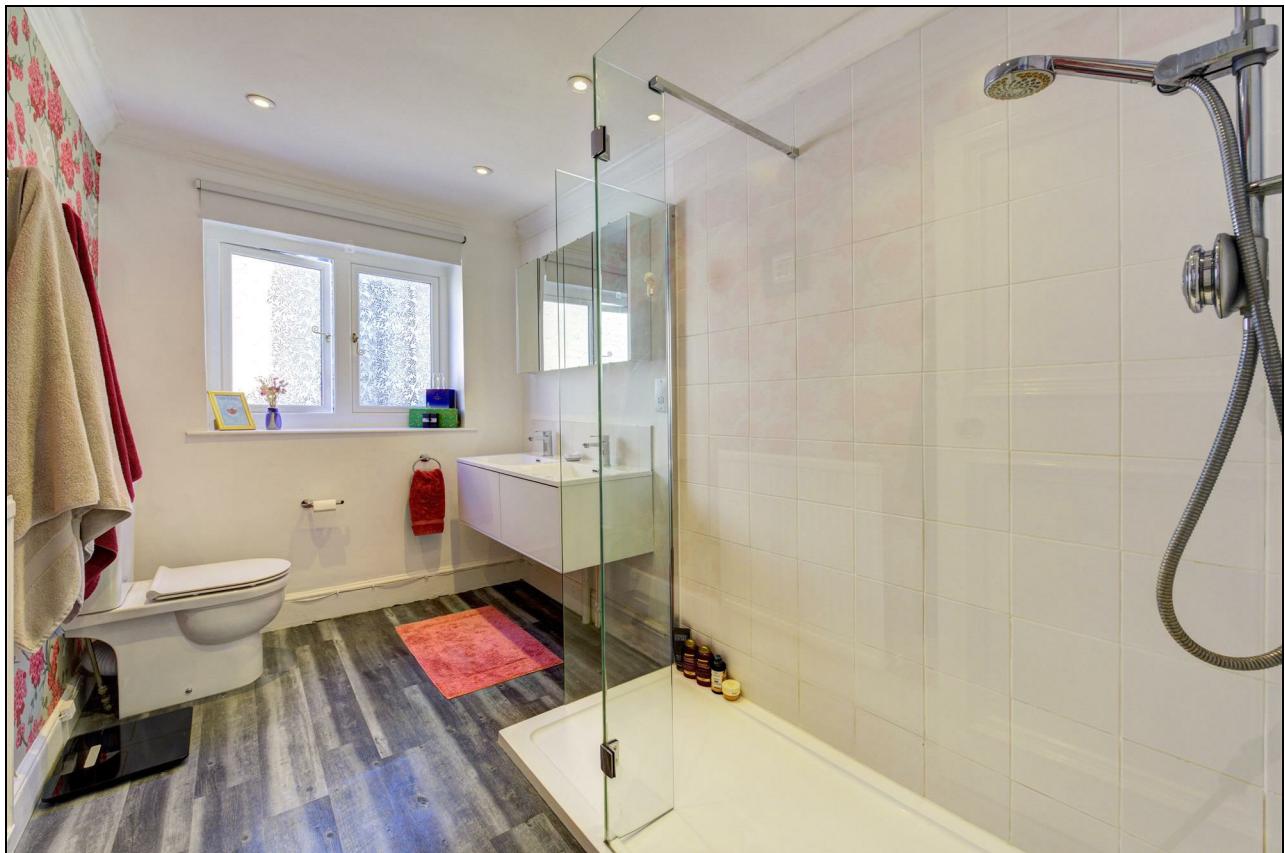
**JOINT SOLE AGENT**

**Freehold**











CANNON PLACE  
LONDON NW3

Gross Internal Area = 229.3 sq metres  
3545 sq feet

