



66 REDINGTON ROAD

LONDON NW3

A UNIQUE PIECE OF HISTORY

The Wabe, a stunningly beautiful house designed in 1903 by William Garnett, celebrated mathematician and educationalist, for his own family, is built in a unique mixture of styles - everything from Arts and Crafts to Art Nouveau to Scottish Baronial.

The asymmetrical layout is as idiosyncratic as the name, inspired by the poem Jabberwocky in tribute to Lewis Carroll, and Garnett's love of the poem.



With its magnificent double height stone mullioned window, the 'ballroom' on the ground floor, perfect for entertaining, saw Isadora Duncan dance at a fundraiser for Women's Suffrage and more recently charity concerts for seated audiences of 75.

A minstrels' gallery overlooks this elegant room which is the centre piece of the house, and a space so very rare to find in prime Central London.







Upstairs is another double volume room, designed for ‘games and dancing’ for the Garnett children. Throughout the house there is a series of delightful rooms and areas together with attractive period detailing. The house is filled with light as there are windows everywhere, each one unique, with different designs in the leaded lights.

A large roof terrace offers a view south, over the gardens, across Hampstead and on, as far as the Surrey Hills.

The gardens cover approximately 0.6 of an acre, of wild woodland with ancient oaks, large lawned areas and carpets of bluebells.

Situated on one of Hampstead’s premier roads, the house sits in an oversized plot with a large front courtyard with parking for several cars, separate annex, numerous outbuildings and generous garage.

Hampstead is an iconic London village, famous for its “literati” residents. Flanked by the open spaces of Hampstead Heath it is full of shops, deli’s, cafes and restaurants, famous theatre and is extremely well served by public transport and road and rail links.

A Hampstead mansion of the Edwardian age, The Wabe is without doubt one of the most significant houses in London.

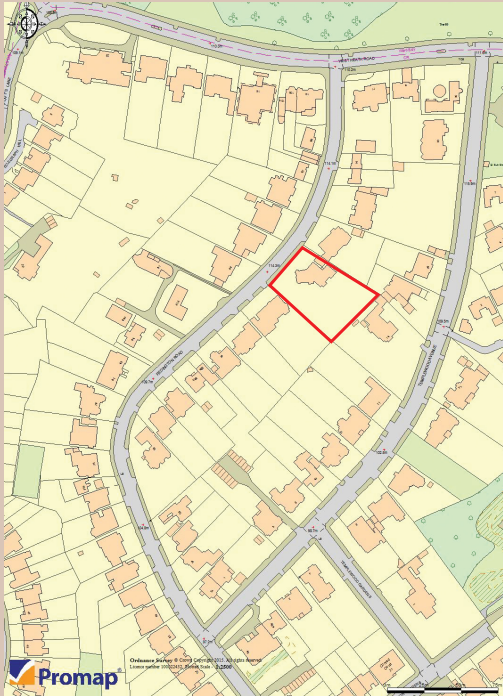




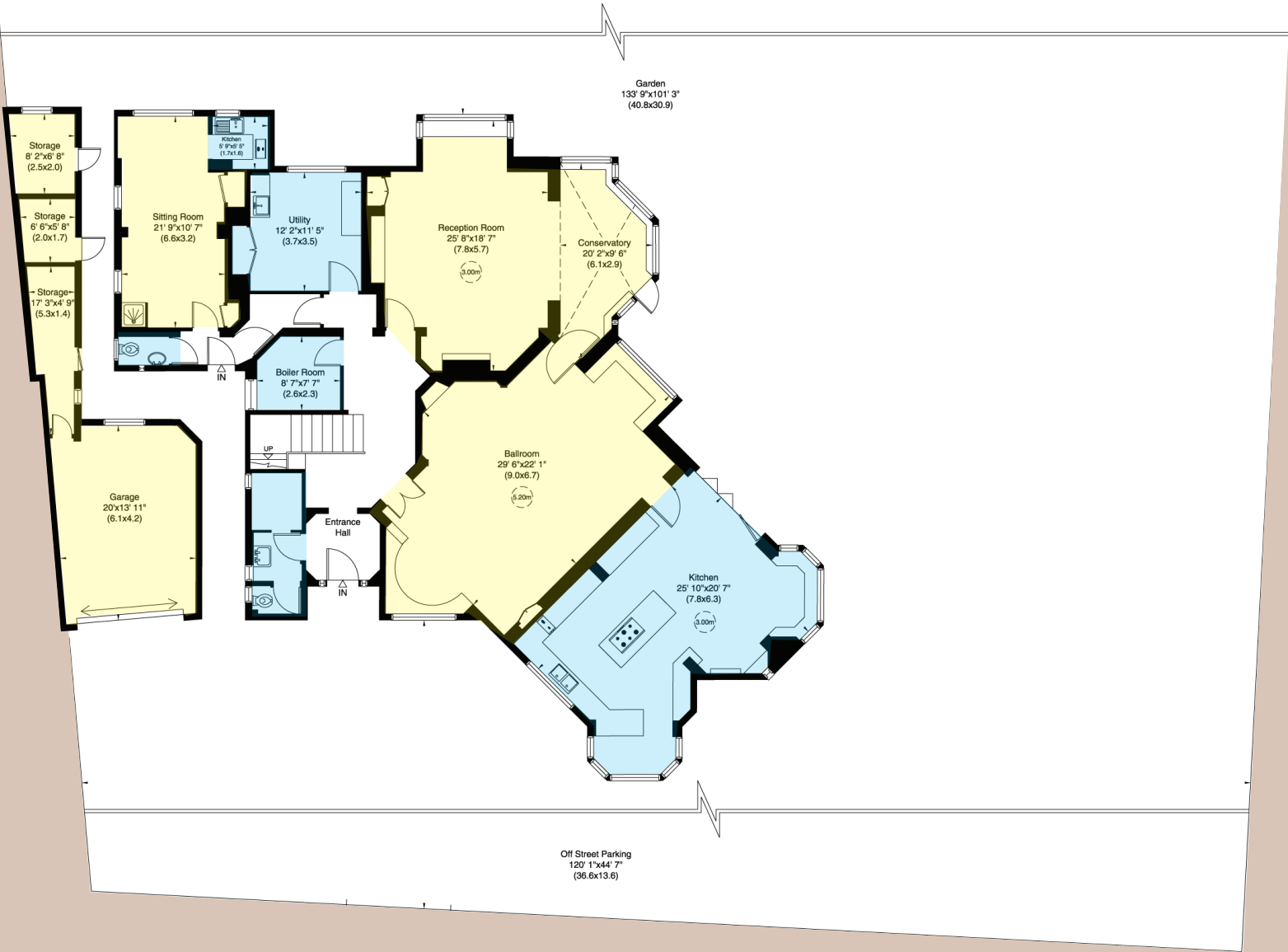


THE WABE

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LONDON NW3



Freehold
Price on application

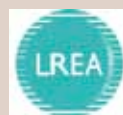


Gross internal area (approx.)
617Sq m (6649 Sq ft)
Including under eaves storages and garage
567 Sq m (6114 Sq ft)
Excluding under eaves storages and garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		

www.thewabehampstead.co.uk



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