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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



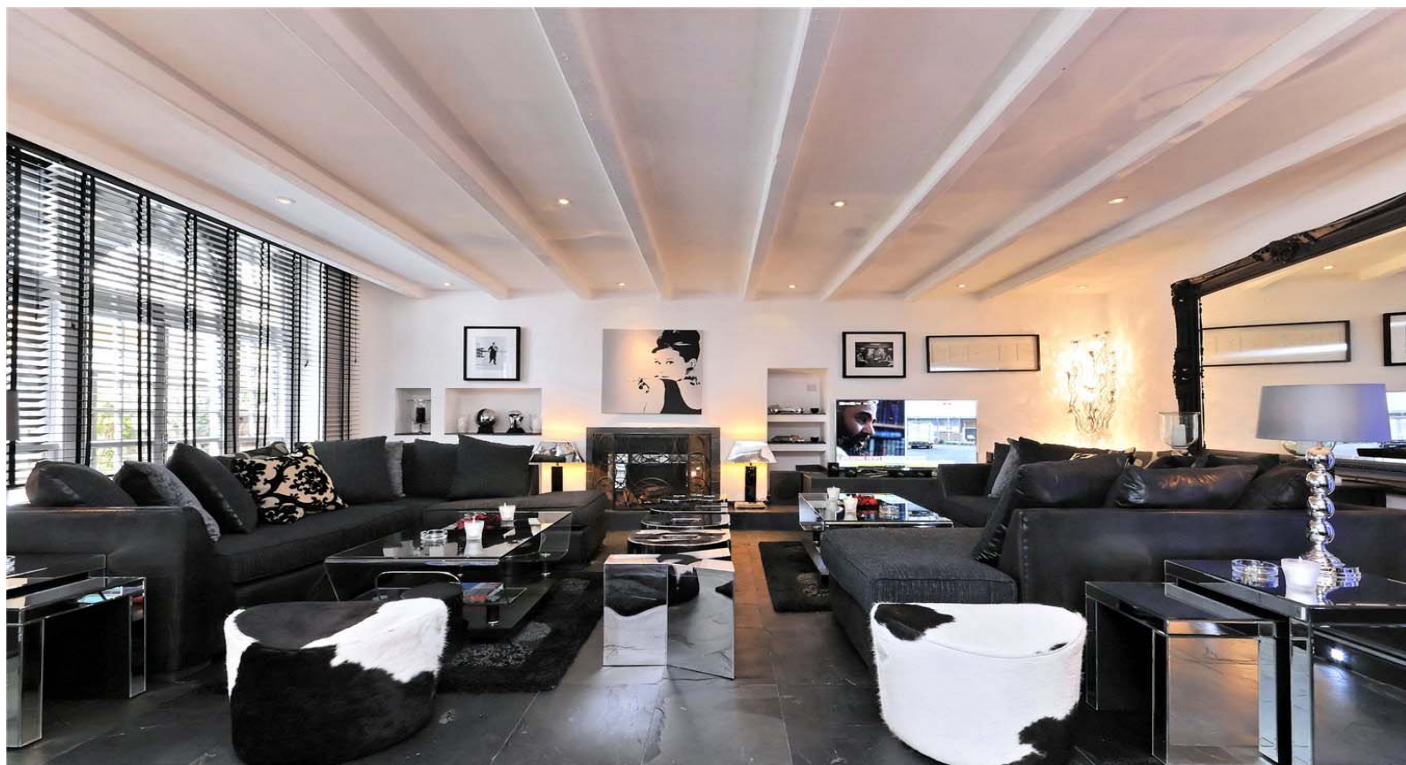
NETLEY COTTAGE,  
LOWER TERRACE  
HAMPSTEAD  
LONDON, NW3

**FREEHOLD**  
ASKING PRICE  
£6,950,000  
SUBJECT TO CONTRACT

PRINCIPLE AGENT

A stunning low built Grade II Listed family home dating back to 1779 arranged over two floors. Situated behind a gated pathway that provides total privacy and seclusion. Interior designed to perfectly blend a contemporary finish with a wealth of period features. The ground floor offers excellent entertaining space including large reception room with fully fitted bar and a well-appointed kitchen/dining area and the house benefits from an amazing secluded park like landscape walled garden offering a very unique setting. Built as a former hunting lodge, the property was once home to former Chief Justice John Coleridge, great-nephew of poet Samuel Taylor Coleridge and has also been the home to the famous author, Robert Louis Stevenson.

Situated in the exclusive upper streets of Hampstead Village within a short walk to the transport facilities, shops and boutiques of Hampstead High Street and also nearby to the vast open space of Hampstead Heath.



## ACCOMMODATION

- Reception Room
- Fitted Kitchen
- Dining Area
- Principal Bedroom with En-suite Bathroom and Shower Room
- Three Further Bedrooms (One En-Suite Bathroom)
- Shower Room
- Cloakroom

## AMENITIES

- 100ft Landscape Secluded Private Garden
- Residents Parking

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**COUNCIL TAX**

Camden (Band H)

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**EPC RATING:**

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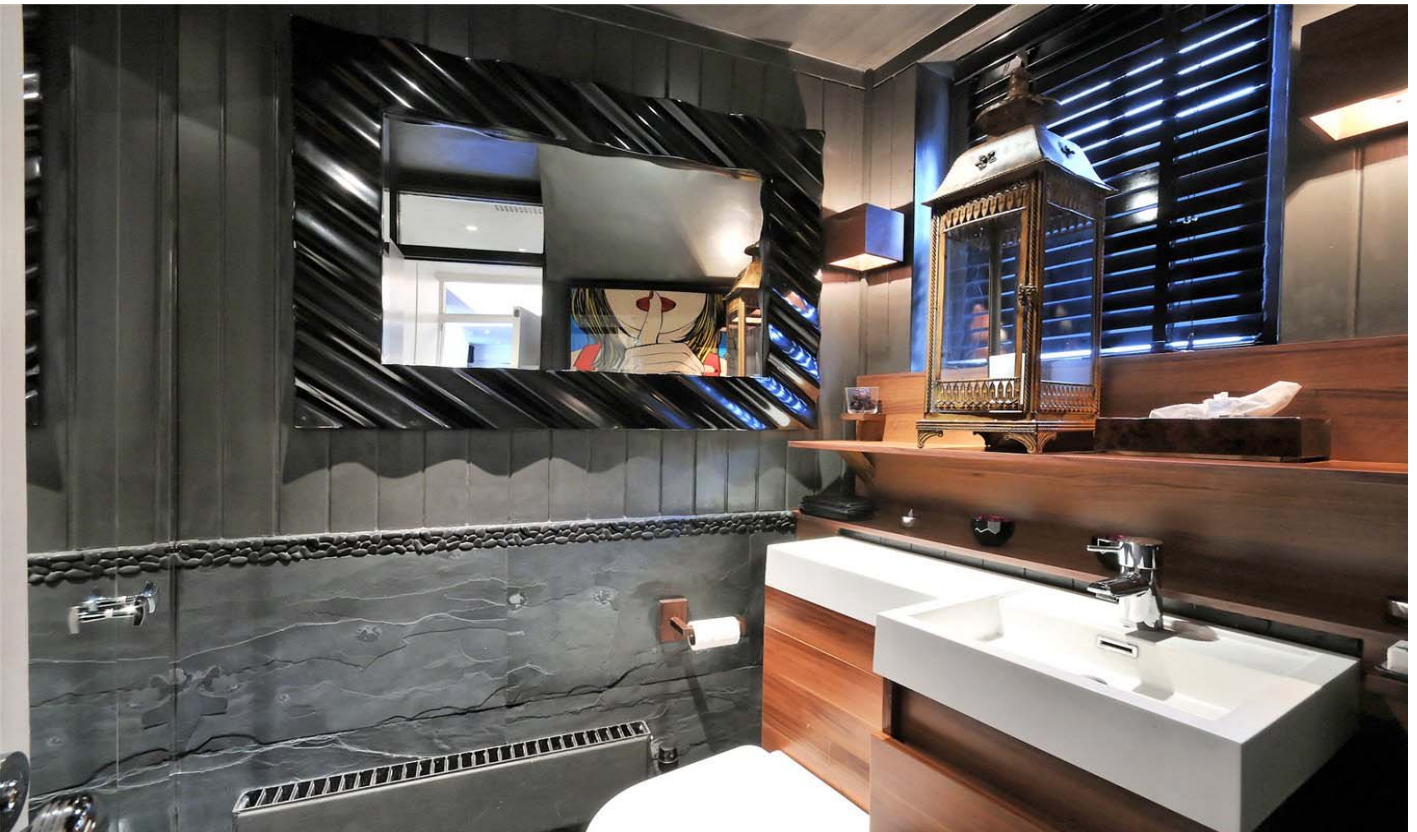
### IMPORTANT NOTICE

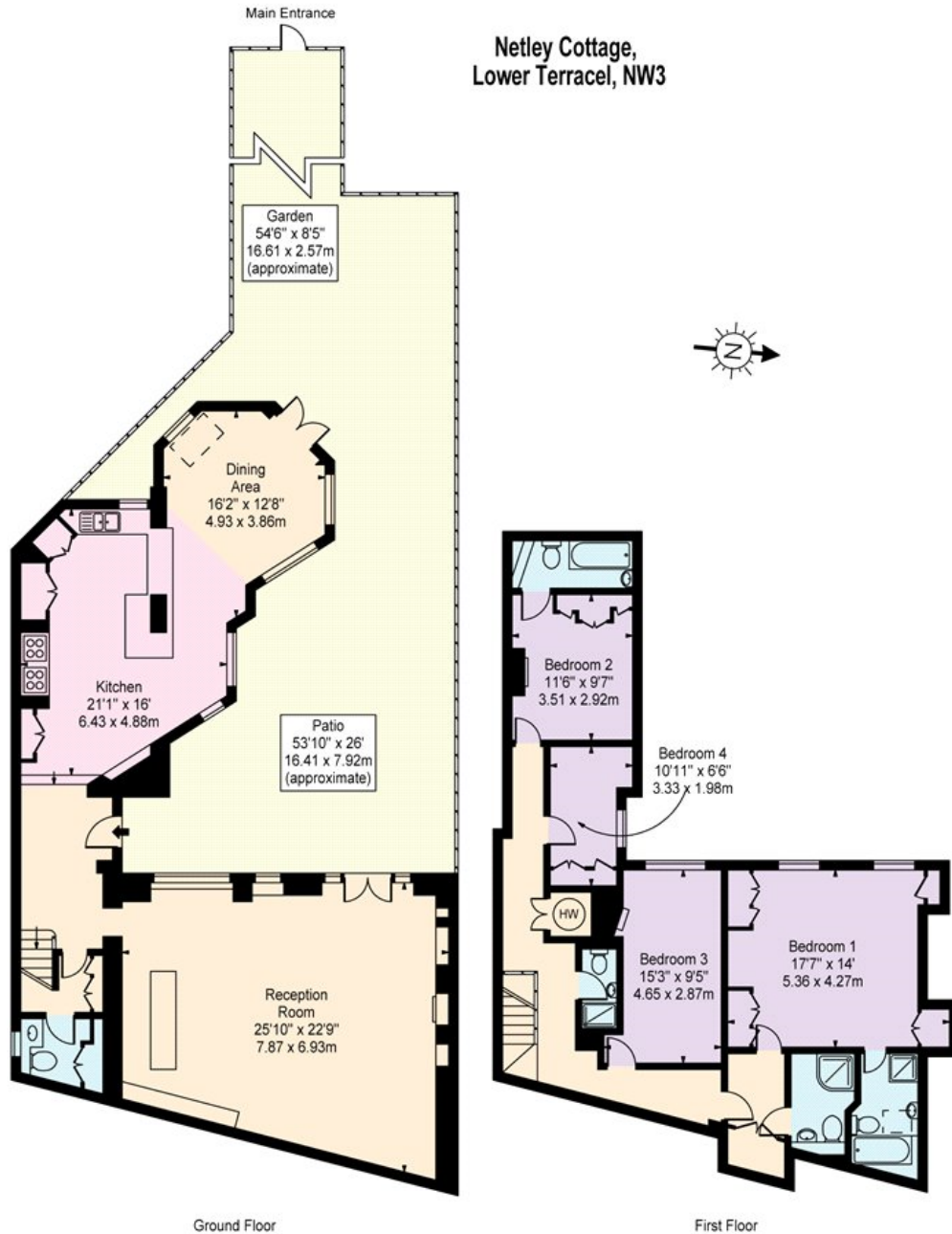
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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Approx Gross Internal Area **2222 Sq Ft - 206.42 Sq M**

For Illustration Purposes Only - Not To Scale Floor Plan by [www.epixandplans.com](http://www.epixandplans.com) Ref: No.29952

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

