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**A HANDSOME GRADE 2 LISTED GEORGIAN HOUSE, c.1745, IN MAGNIFICENT GARDENS APPROACHING HALF AN ACRE DIRECTLY FACING THE LOWER SLOPES OF HAMPSTEAD HEATH.**

**SOUTH LODGE, HEATHSIDE,  
HAMPSTEAD, LONDON, NW3 1BL**



In current family ownership for nearly 50 years this is a rare opportunity to acquire one of the finest period houses in Hampstead Village. South Lodge and the adjoining house are a stately pair of mid-eighteenth houses in a quiet backwater facing the lower slopes of Hampstead Heath.

Arranged on five floors and with ample width the house commands a prominent yet private position behind a deep front garden in this coveted residential address, originally laid-out c.1740 and comprising just four houses.

South Lodge was initially extended c.1820 and then in 1970 when the current owners added a sympathetically considered extension providing two further spacious reception rooms and ancillary accommodation.

The interior provides a superb combination of extensive bedroom accommodation with an equal number of elegant formal reception rooms and family living areas. In all the accommodation extends to approx. 5714 Sq.Ft. (531 Sq.M) and retains many of the original features including fireplaces, shutters and ceiling mouldings. The garden level accommodation has a separate entrance, a private kitchen and bathroom and is eminently suitable as a staff/guest suite or home-office.

Wide sash windows flood the interior with light and provide wonderful, almost rural views facing east and south across Hampstead heath and west over the proprietary and many surrounding gardens. The large roof terrace commands a particularly fine view across the heath and towards the centre of the capital.

### THE GARDENS

The organic gardens are a special feature and extend to nearly half an acre. Beautifully landscaped and containing a variety of mature trees and specimen shrubs including a fine Copper-Beech and Magnolia, two cherry trees, Hickory, Indian Beech, Olive and Apple. There is a large greenhouse with an established grapevine, various sheds and the central lawn is bounded by York stone paths. There is a separate path leading directly onto East Heath Road.

The house is screened from the quiet lane behind a deep front garden (about 78ft x 67ft) behind fine Georgian railings. The large central lawn is bounded by large copper-beech and magnolia trees. Vehicular access provides secure parking for several cars in addition to the double-width garage.

## HISTORICAL NOTE

Heathside is discreetly located off the south-west corner of East Heath Road in the centre of the Conservation Area and comprises just four properties. These dignified houses on the edge of Hampstead Heath are widely regarded as some of the finest homes in Hampstead Village.

## LOCATION

Descending East Heath Road from Whitestone Pond near the centre of "Old Hampstead Village" the streetscape is dominated by Hampstead heath. The chain of ponds forming the headwaters of the Fleet River are within 300 metres of the house, whilst extensive shops, restaurants, theatre, cinema and northern line station in the village are just a short stroll away.

In the other direction along East Heath Road is Hampstead Heath over-ground station (Richmond to Stratford), a local bus terminus, Marks & Spencer food hall, the Royal Free hospital and additional shops and restaurants.

## ACCOMMODATION

Six Bedrooms \* Four Bathrooms\* Two guest cloakrooms\* Reception hall\* Double Drawing room\* Morning room\* Dining room\* Library\* Garden room\* Large Kitchen/breakfast area\* Two further ancillary rooms \* Two secondary kitchens\* Laundry and extensive storage\*

## ADDITIONAL FEATURES

Magnificent organic gardens extending to nearly half-an-acre\* Double-width garage with further secure parking for several cars\* Enormous roof terrace commanding far reaching views over the heath, surrounding gardens and towards the capital.

## TERMS

Price: Offers in excess of £9,000,000 are invited for the Freehold. Subject to Contract



**Rear Garden**



**Bedroom**



**Reception Hall**



**Kitchen**



**Drawing Room**



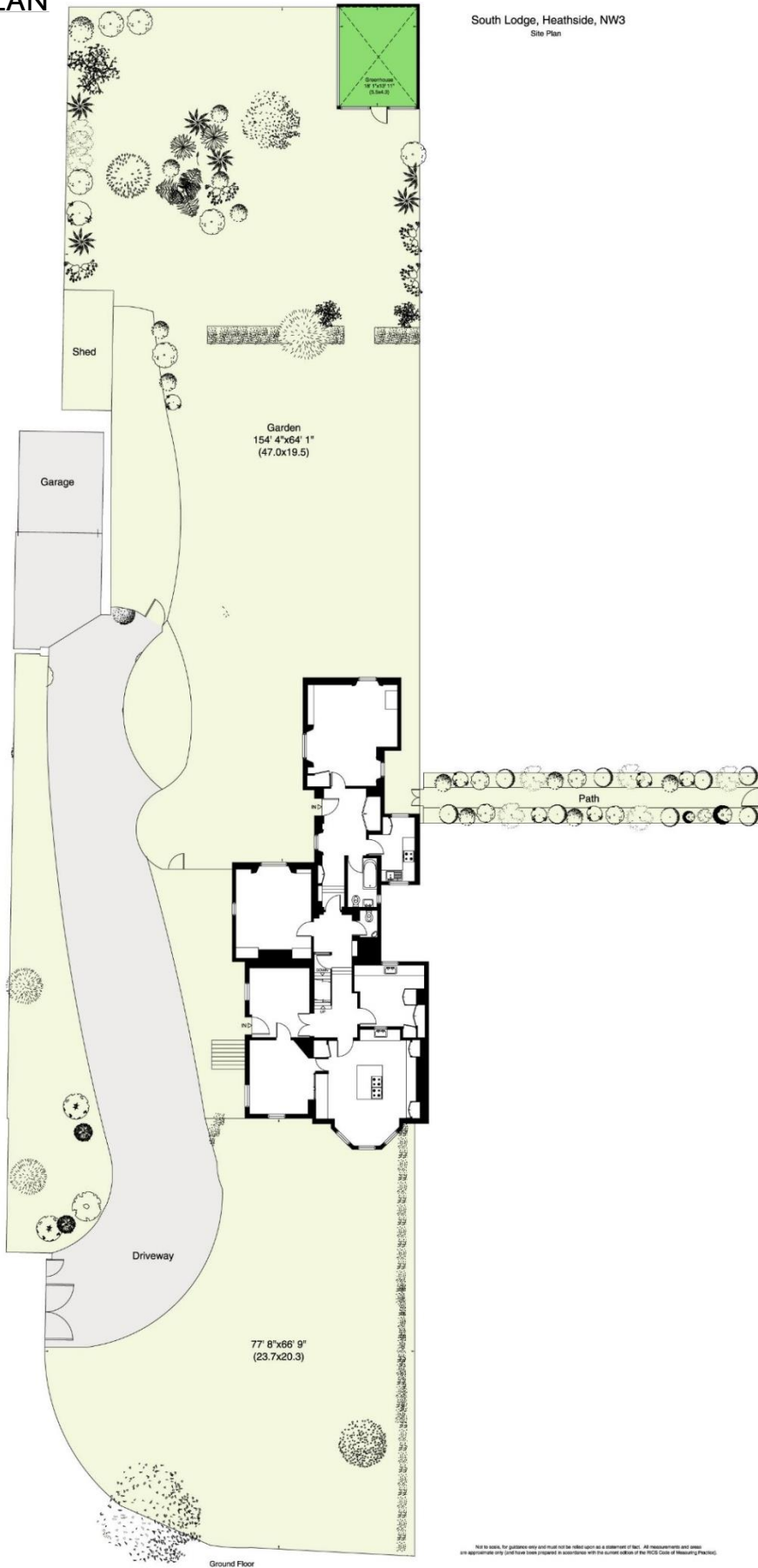
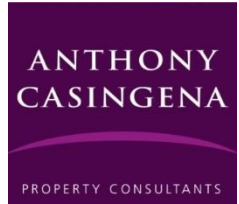
**Library**



**Rear View**

# SITE PLAN

South Lodge, Heathside, NW3  
Site Plan



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate and shall have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

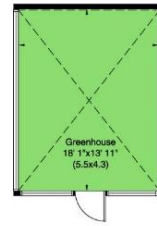
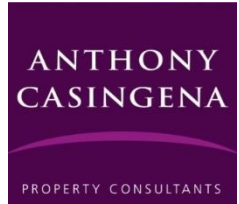
# FLOOR PLAN



## South Lodge, Heathside, NW3

Gross internal area (approx.)  
 566 Sq m (6095 Sq ft) Including Under 1.5m and Glass House  
 531 Sq m (5714 Sq ft) Excluding Under 1.5m and Glass House  
 Green House  
 23 Sq m (252 Sq ft)

For identification only, Not to Scale



Lower Ground Floor

Upper Ground Floor



First Floor

Second Floor

Third Floor

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## LOCATION

