



Rosslyn Hill, London

£12,500,000

6 bedroom detached house for sale

Description

A unique opportunity to acquire an exceptional Grade II listed home, which was built circa 1770 by John Stokes in this private and hidden plot accessed via a private gated driveway.

Rosslyn Grove, located just moments from Hampstead Village and Hampstead Heath, is a truly exceptional Georgian home with period features throughout and triple aspect views from the principal rooms over the stunning garden.

The main house has five double bedrooms, and there are two further bedrooms in the separate Cottage. The five double bedrooms are located on the first and second floors of the property. The main bedroom has fabulous views over the vast rear garden and features its own dressing room and en suite bathroom. There are two further bathrooms.

Rosslyn Hill is ideally located within easy walking distance of both Hampstead and Belsize Villages, situated close to some of the area's finest schools, transport connections, shops, and restaurants. Hampstead and Belsize Park Underground Stations (Northern line) are approximately 0.4 miles from the property, Finchley Road and Swiss Cottage Underground Stations (Jubilee Line) are approximately 0.8 miles.

A charming cottage overlooking the garden is located in the grounds of the house offering separate living accommodation, including a spacious kitchen/reception room and two separate bedroom suites.

Material Information

Tenure: Freehold



Rosslyn Hill, London, NW3 5UL

Approximate Area = 4788 sq ft / 444.8 sq m (excludes void)

Garage = 255 sq ft / 23.7 sq m

Outbuildings = 289 sq ft / 26.8 sq m

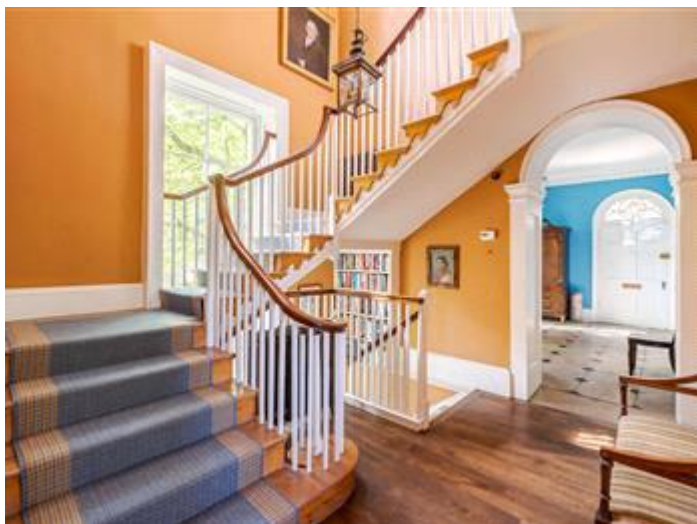
Cottage = 833 sq ft / 77.4 sq m

Total = 6165 sq ft / 572.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Savills (UK) Limited. REF: 978891



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		

Viewing by appointment only
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