

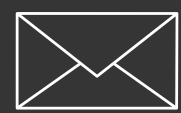
HOLLY LODGE GARDENS — N6



Guide Price £4,750,000

“I can walk past Downing Street and Admiralty Arch and it doesn't move me one bit, but I can't bear to walk past Holly Lodge Gardens. It's where I brought up the children. It means too much to me”

*Edna Healey, author and former owner, 1953-1978
Wife of Dennis Healey, former Chancellor of the Exchequer*



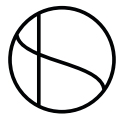
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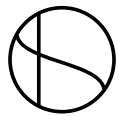


HOLLY LODGE GARDENS — N6



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HOLLY LODGE GARDENS
& HAMPSTEAD HEATH



HOLLY LODGE GARDENS — N6



Imagine living somewhere so idyllic, a place which balances peaceful seclusion with convenient access to all that London offers, that it becomes your home for over half a century.

Since August 1970, the same family has made The Holly Lodge Estate their home, a striking testament to the location's enduring appeal.

Nestled between Hampstead Heath and Waterlow Park, the estate sits on what was once Thomas Coutts' country retreat, now transformed into an exclusive community of tree-lined streets.

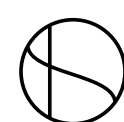
Within this prestigious setting lies Holly Lodge Gardens, an Arts and Crafts-inspired residence offering exceptional living spaces across two floors.

The home's lateral layout provides expansive reception spaces, perfect for both formal entertaining and relaxed

family living. Set within generous grounds, mature gardens to both front and rear create leafy aspects from every window.

The property's enviable elevated position next to Hampstead Heath places it just half a mile from Swains Lane's artisanal shops, where residents can enjoy the offerings of local butchers, bakers, greengrocers, fishmongers, and an Italian delicatessen.

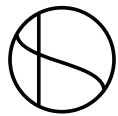
Looking to the future, architectural firm O/R Studios have crafted two thoughtful proposals that, subject to planning approval, would ensure this remarkable home is perfectly positioned for the next fifty years of family life.



HOLLY LODGE GARDENS — N6



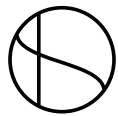
SITTING ROOM



HOLLY LODGE GARDENS — N6



DINING ROOM



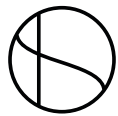
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KITCHEN/ BREAKFAST ROOM



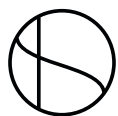
PRIVATE REAR GARDEN



HOLLY LODGE GARDENS — N6



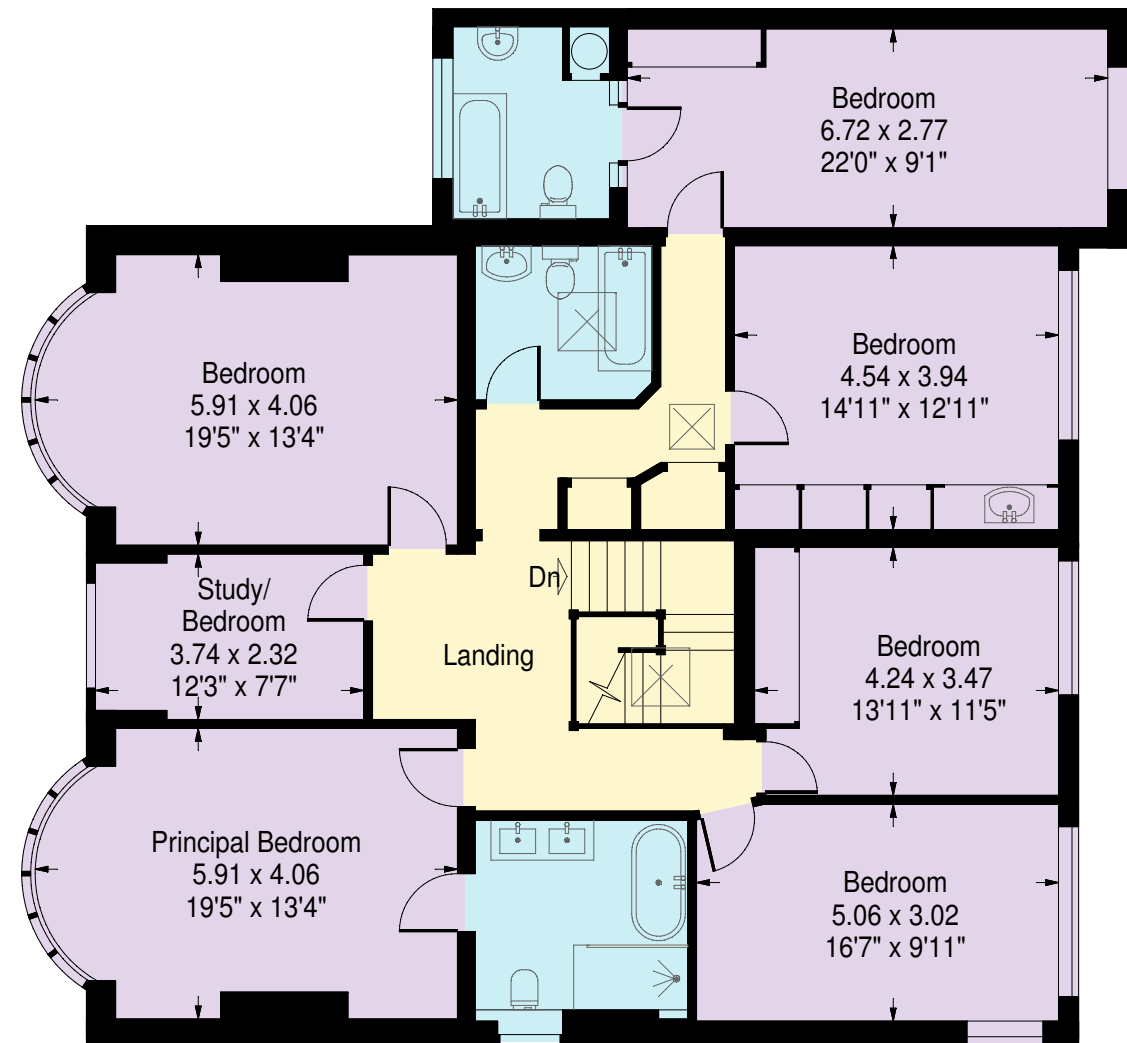
PRINCIPAL BEDROOM SUITE



HOLLY LODGE GARDENS — N6

Approx Gross Internal Area
3,743 Sq Ft (357 Sq M)

Plan for illustration purposes only.
 Not to scale.

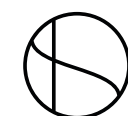
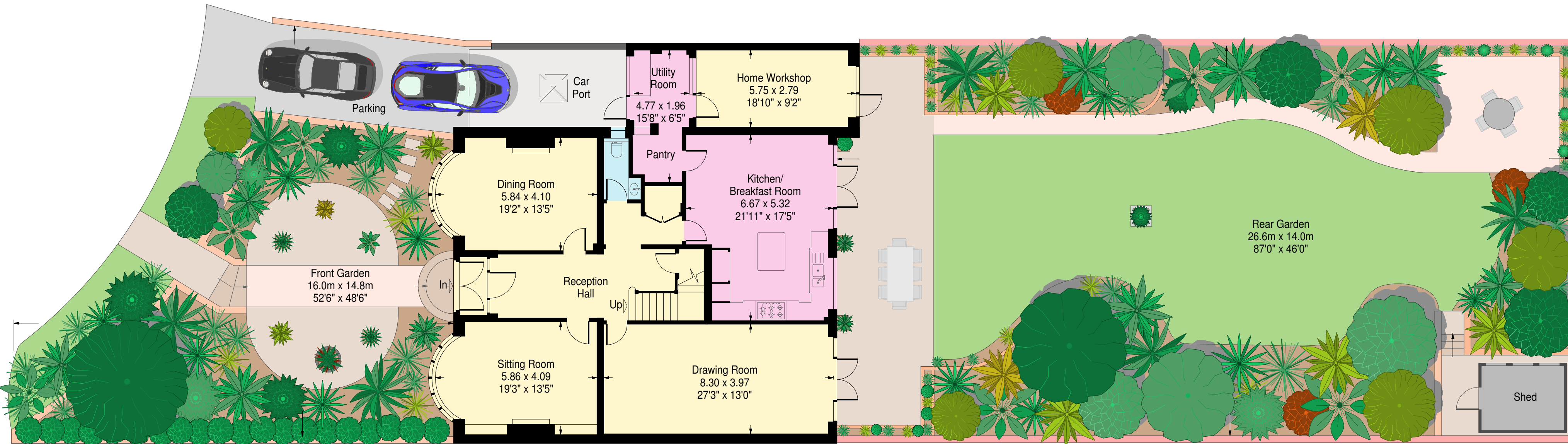


Accommodation

- Principal bedroom w/ full en-suite bathroom
- Bedroom 2 w/ en-suite bathroom
- 4 further bedrooms
- Bedroom 7/ Study
- Family bathroom
- Fully fitted kitchen/ Breakfast room
- 2 further reception rooms
- Formal dining room
- Utility room
- Home workshop
- Guest bathroom

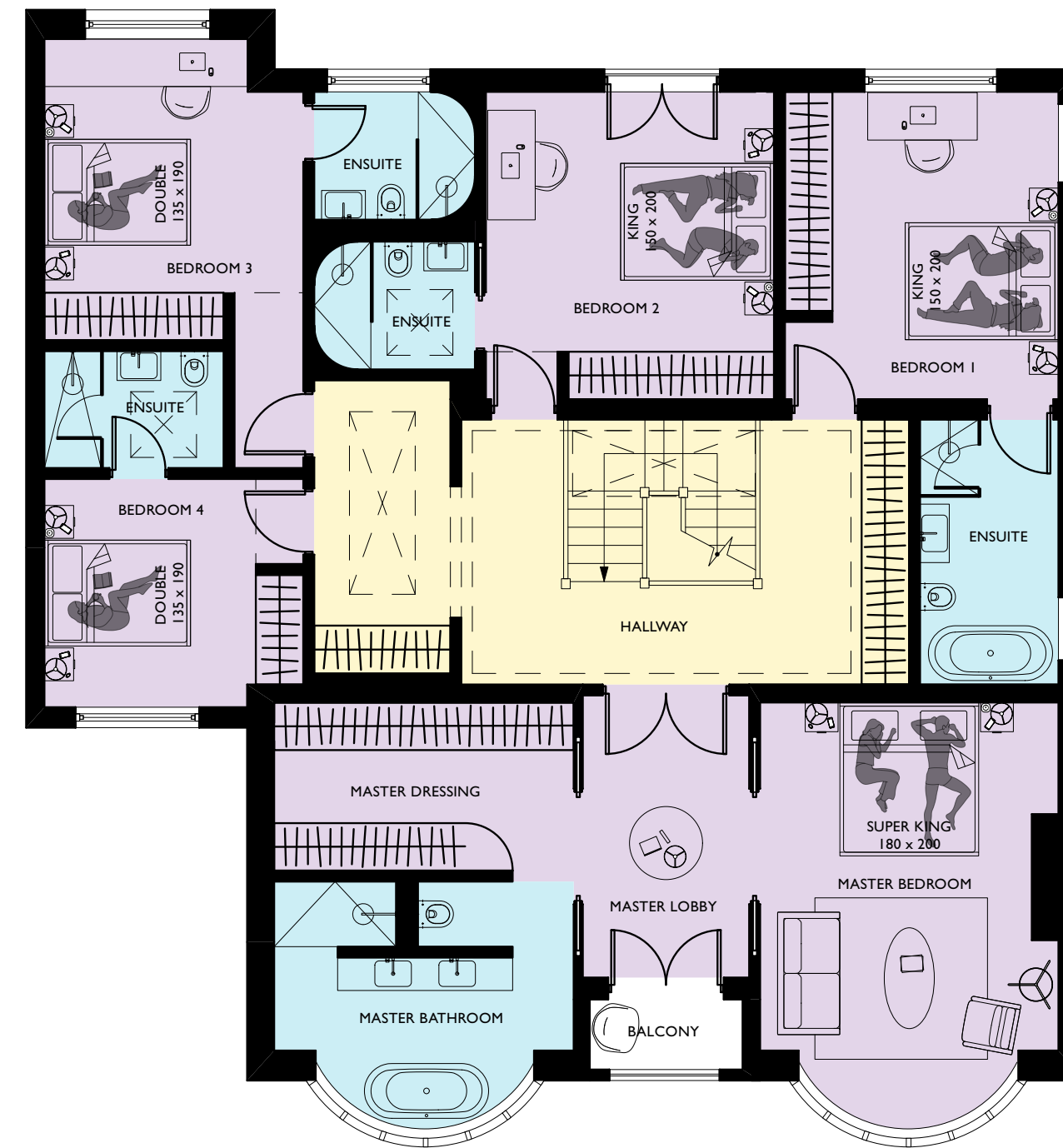
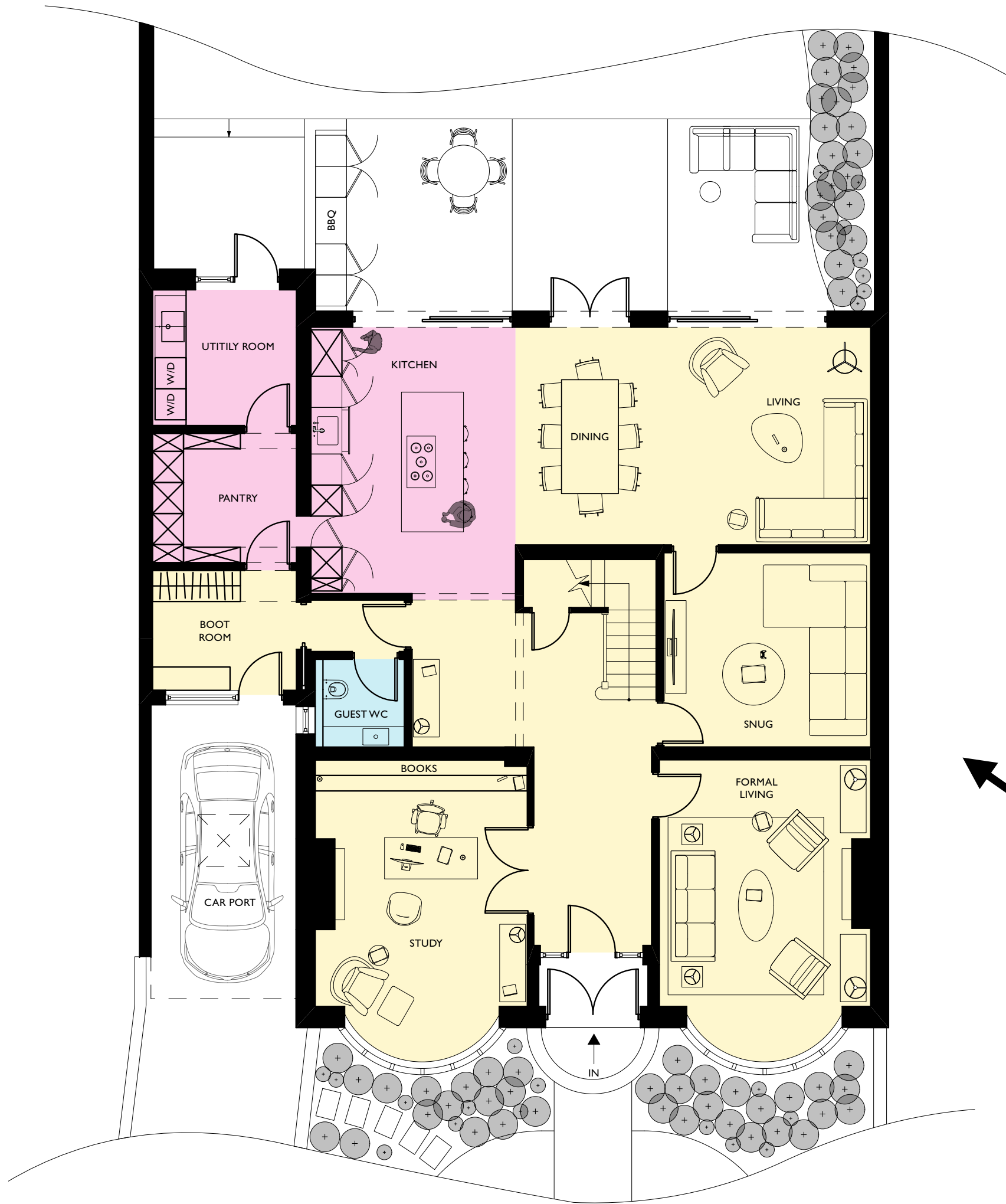
Amenities

- Landscaped private rear and front gardens
- Car port
- Off street parking for two further cars
- Residents permit parking
- Residents only communal gardens



Proposed Plans - Option 1

HOLLY LODGE GARDENS — N6



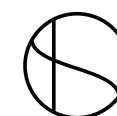
GROUND FLOOR

- Front rooms reconfigured to formal living and study
- Rear of house opened up to create open plan living space with new windows and doors.

FIRST FLOOR

- Hallway and staircase opened up to create a 'square' space
- Front rooms reconfigured to substantial principal bedroom suite
- The floor is reconfigured to 4 additional bedrooms with en-suites
- Balcony restored at the front of the house
- The en-suites to Bedroom 2 and Bedroom 3 could be reconfigured to create a family bathroom.

All layouts are shown have been produced from the sales plan an accurate measured survey might be slightly different. All works are subject to planning permission and other consents and cannot be guaranteed. All works are subject to Building Regulations sign-off. All boundary conditions and positions to be confirmed. These layouts are the opinion of O/R Studio however any purchaser must make their own assessment and come to their own conclusions.



Proposed Plans - Option 2

HOLLY LODGE GARDENS — N6

GROUND FLOOR

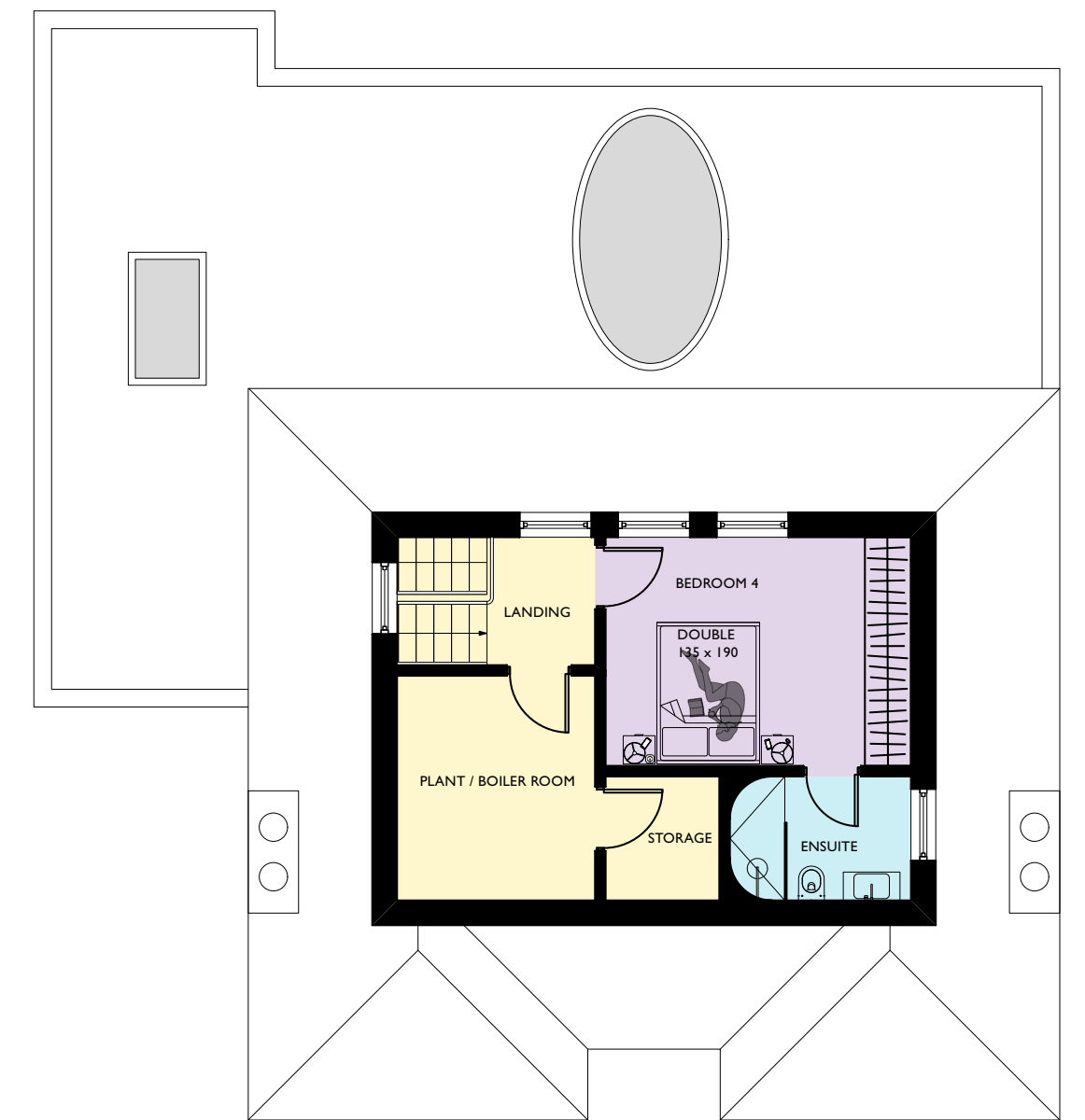
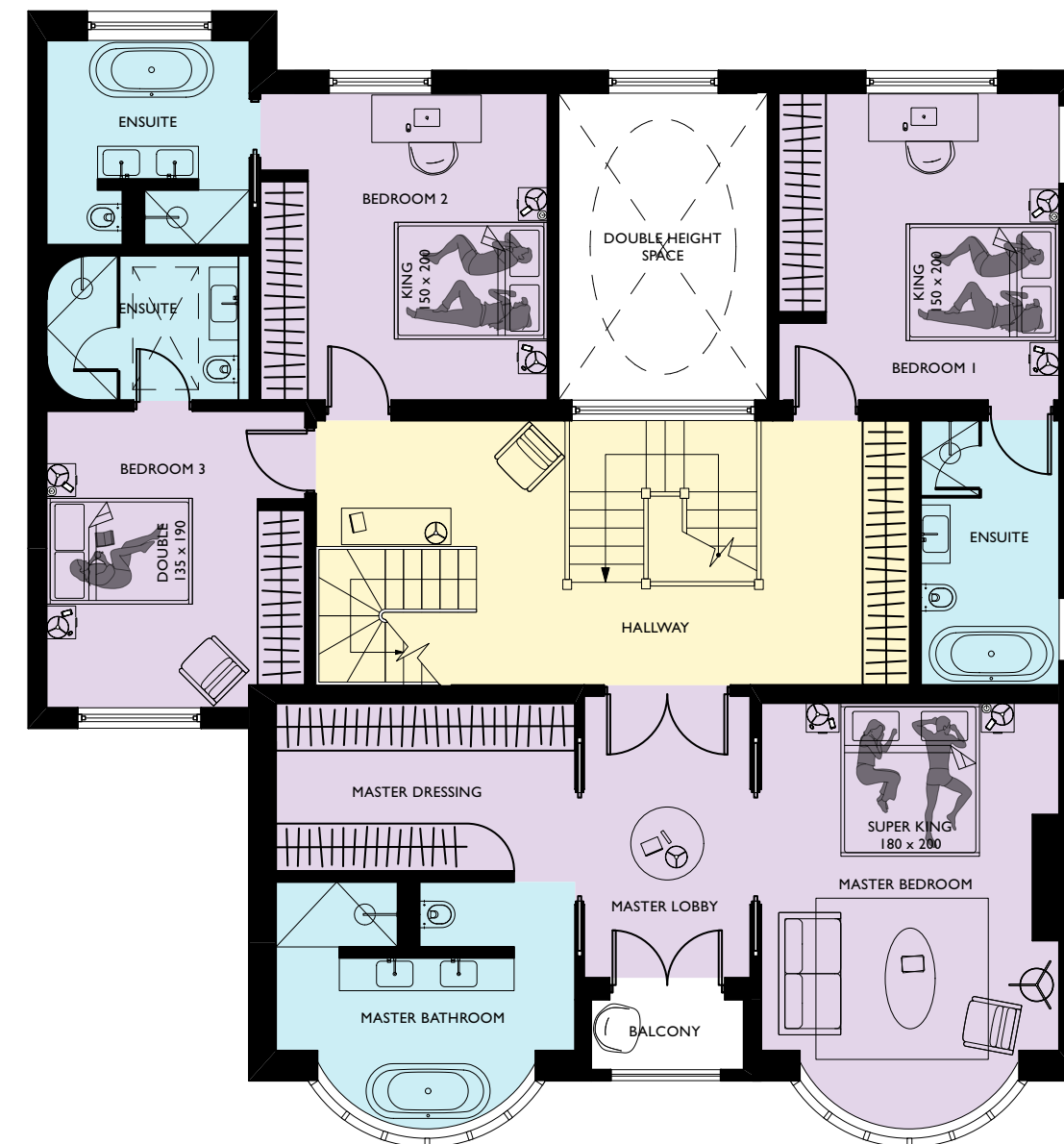
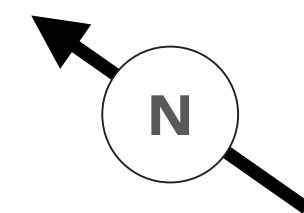
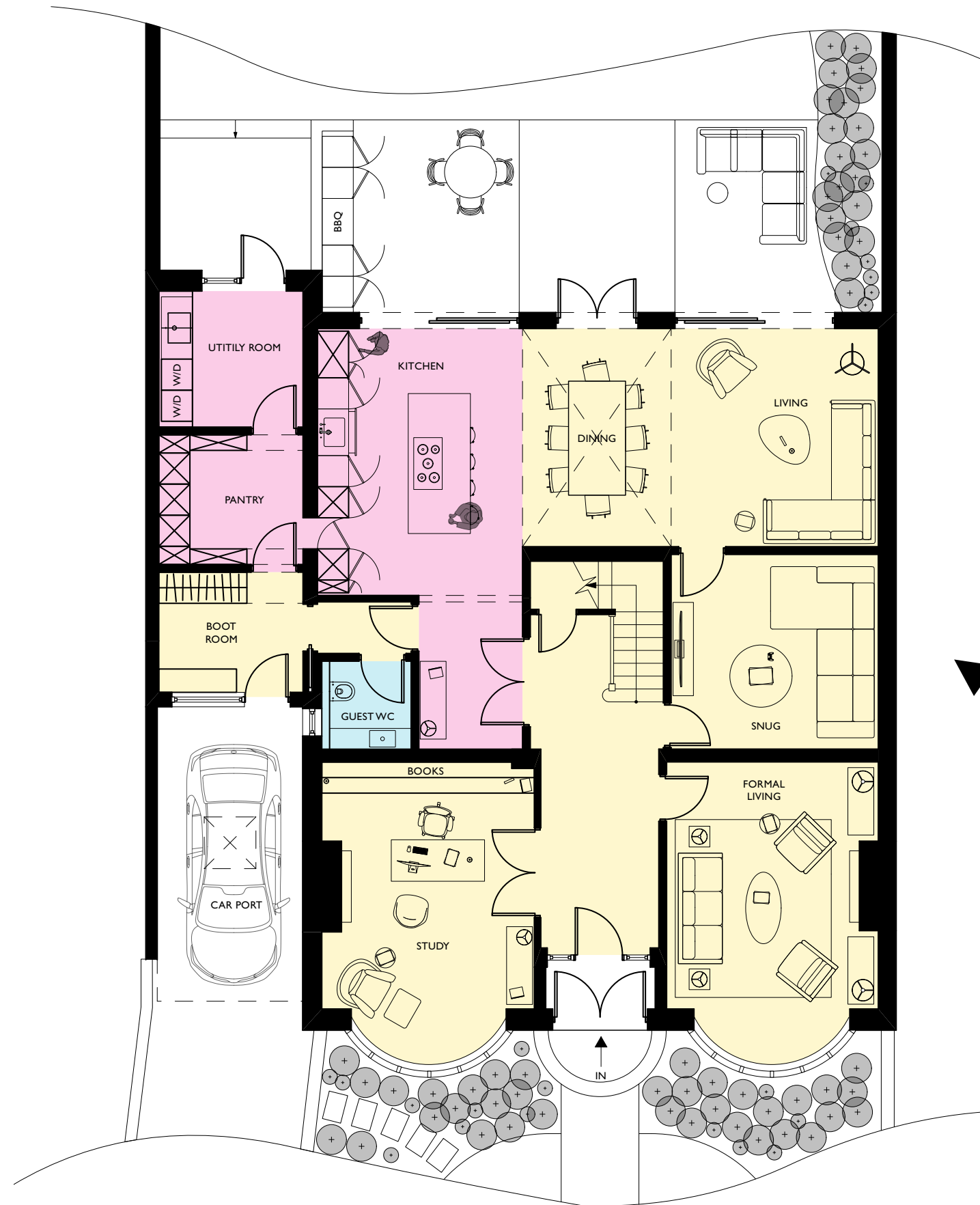
- Front rooms reconfigured to formal living and study
- Rear of house opened up to create open plan living space with new windows and doors.
- Double height space created over dining area

FIRST FLOOR

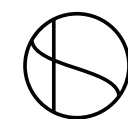
- Hallway and staircase opened up to create a 'square' space
- Front rooms reconfigured to substantial principal bedroom suite
- The floor is reconfigured to 3 additional bedrooms with en-suites
- Balcony restored at the front of the house
- Glass internal window from landing onto double height space with a large roof light above

SECOND FLOOR

- New second floor created in an expanded roof
- One bedroom and bathroom created in roof space
- Roof lights created in pitched roof
- Note. This is an estimate and roof space must be confirmed by a measured survey

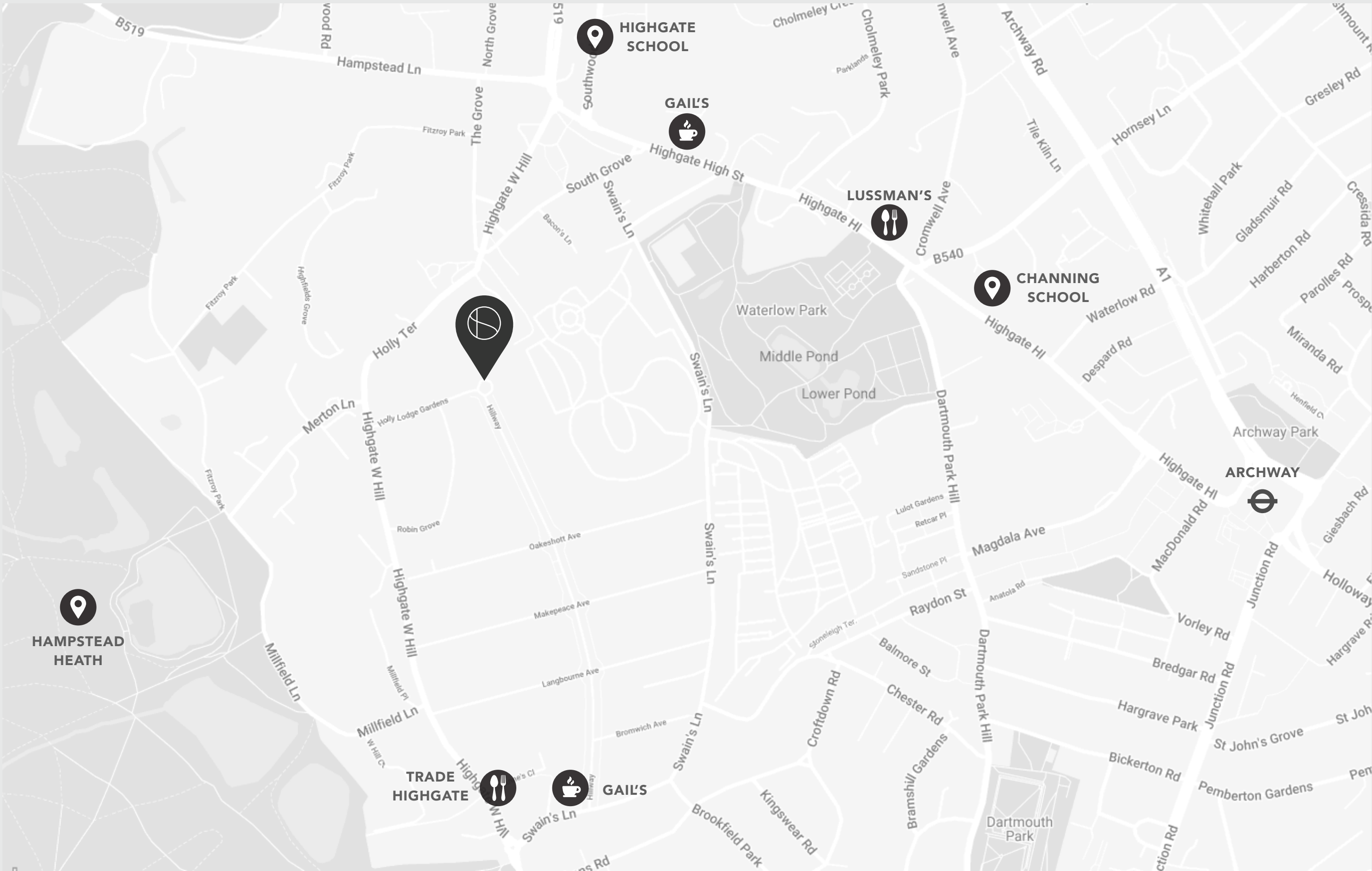


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Local Area



Terms

- **Tenure:** Freehold
- **Council Tax band:** London Borough of Camden (Band H)

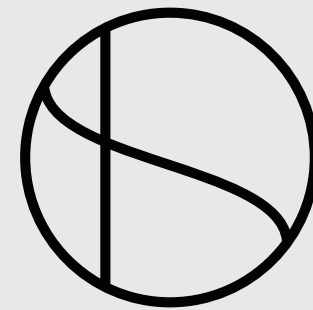
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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