

HM

HAMPSTEAD MANOR

ROSALIND FRANKLIN



London homes,
the Mount Anvil way



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the Mount Anvil way

Contents

4 — 21

Hampstead Manor

22 — 47

Rosalind Franklin & interiors

48 — 51

Specification

56 — 85

Hampstead living

90 — 123

Building directory & floorplans

124 — 127

Mount Anvil & the team

Distinguished living at Hampstead Manor

Few places in the world can boast such richness in architecture and history as the prized north London enclave of Hampstead.

Located on a leafy road only moments from the centre of Hampstead Village, the outstanding new development Hampstead Manor embraces all of the qualities that have long made NW3 one of the most desirable British postcodes. Providing a feeling of rural serenity within easy reach of the city.

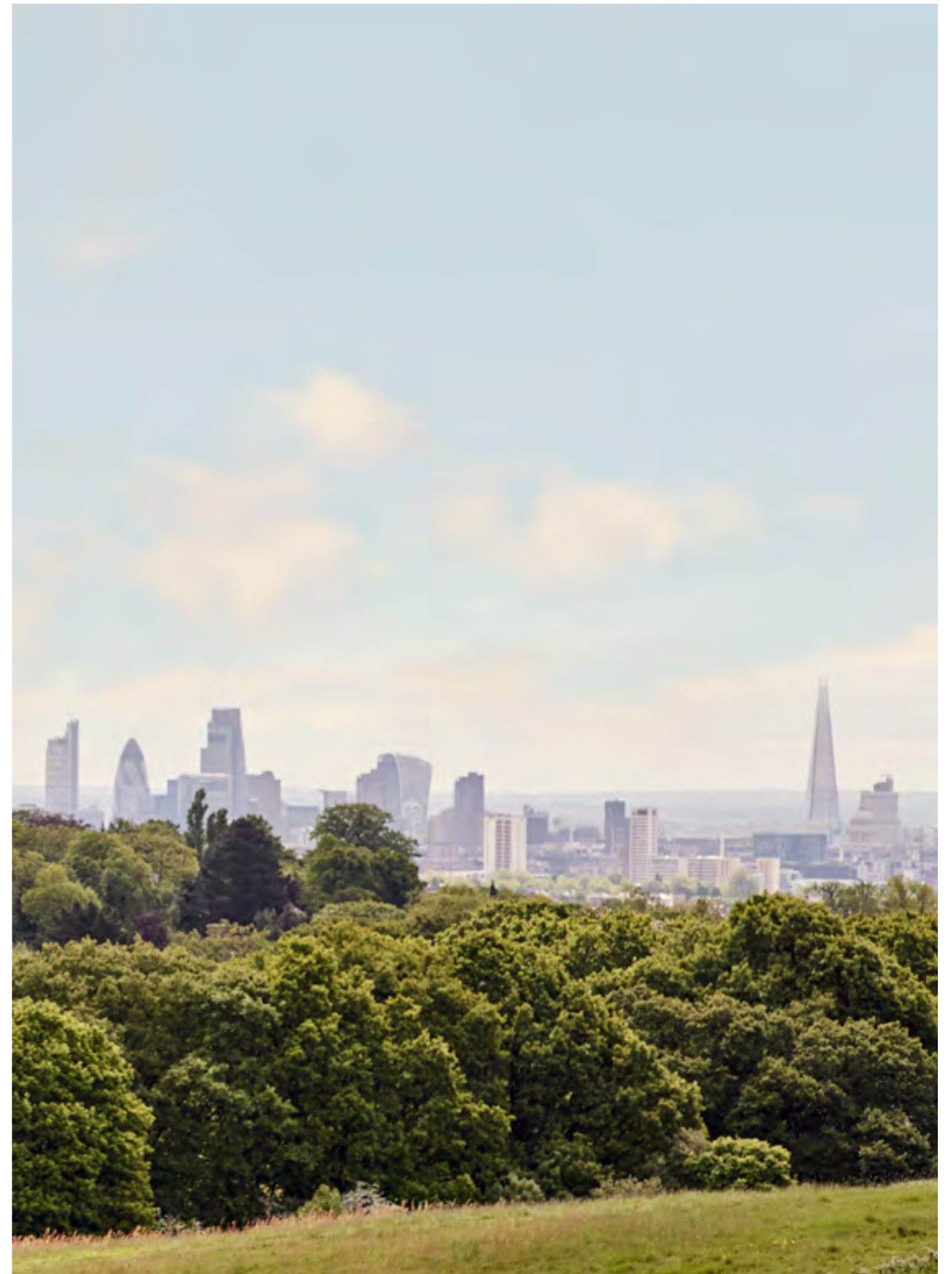
The 156 distinguished residences at Hampstead Manor range from studio apartments to four bedroom homes. From crisp contemporary apartments to the immaculate conversion of landmark Grade II listed buildings, the skill demonstrated across the whole development makes Hampstead Manor a unique example of British artistry and imagination.

Set over 13 spacious buildings running along a handsome residential avenue, the site is a remarkable proposition from conception to construction. 98 new builds, 54 sensitive conversions and a number of Grade II listed buildings, three of which offer four spectacular homes. These landmark buildings all flow confidently from one to another.

An intriguing mix of eras and architectural styles are ingeniously represented, exquisite in every sense.

Kidderpore Hall stands in all its white-stuccoed magnificence. A painstakingly restored 1843 mansion first built by John Teil, an ambitious East India leather trader. Immaculate communal lawns are edged with bluebells and poppies in Spring. The elegant façade of the significant 19th century Skeel Library building is retained as part of an ambitious contemporary home. Resplendent gardens, contained within a communal courtyard area and a sweeping Edwardian staircase surrounded by Magnolia, Hornbeam and Indian Bean trees. Overlooking Teil Green are elegant, high-windowed studios, which now function as spacious living spaces, once the preserve of eminent botanists teaching at Westfield College, which formerly occupied the building.

Hampstead Manor combines a unique sense of heritage with contemporary finesse. Here is serenity, grace and a distinctive feel of charm. In NW3, you would expect no less.



Hampstead Heath

Emirates Stadium

Hampstead Village

Queen Elizabeth Olympic Park

HM
HAMPSTEAD MANOR

Canary Wharf

The City

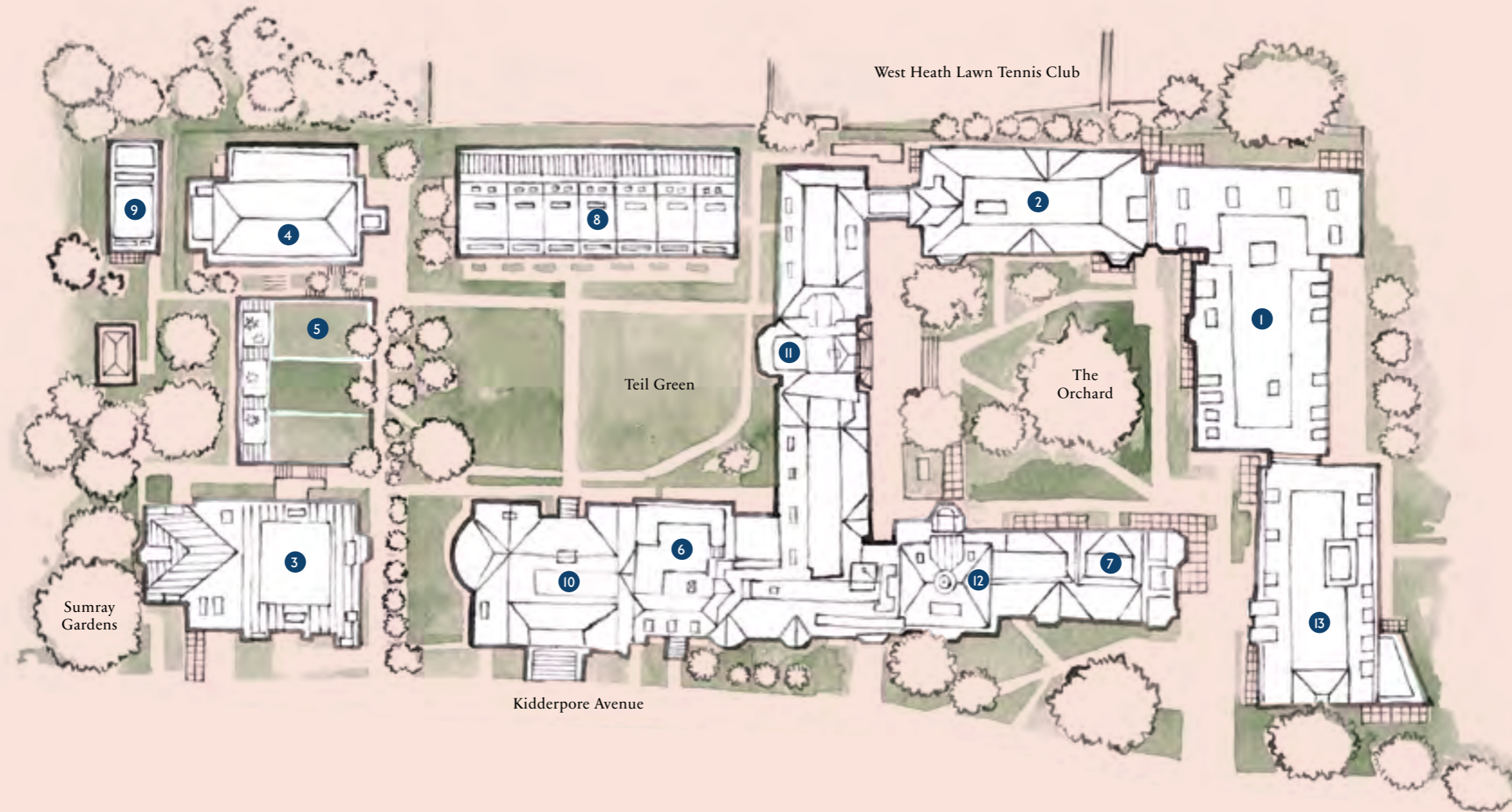
King's Cross St. Pancras

The Shard

Regent's Park



Hampstead Manor



1. Rosalind Franklin

38 new build apartments for private sale comprising of one, two and three bed homes.

2. Chapman

16 apartments ranging from one, two and three bedrooms in a unique building with a retained historical façade.

3. Willoughby

18 new build apartments on Kidderpore Avenue. These apartments have direct access to the tranquil Hampstead Manor Spa below and beautiful views across Sumray Gardens and Hampstead Manor.

4. The Chapel

A single, four bedroom residence in a Grade II listed, former Chapel built in 1929. A rare, one of a kind home.

5. Sumray Row

Three innovative subterranean duplexes. With their green roofs and architecturally designed light wells these are three truly rare homes.

6. Bay

16 homes hosted within a Grade II listed building adjoining Kidderpore Hall with studio, one bed and two bed duplex apartments.

7. Dudin Brown

A boutique collection of six two bed apartments in a historical conversion building overlooking Kidderpore Avenue and The Orchard. The Hampstead Manor concierge is located within Dudin Brown.

8. Teil Row

Seven unique four bed townhouses overlooking Teil Green and the beautiful Kidderpore Hall.

9. Teil House

A stand alone four bed townhouse, in the same architectural style as Teil Row, adjacent to the Chapel.

10. Kidderpore Hall

A pair of stunning apartments; one duplex and one triplex in a Grade II listed, Neo-Grecian manor house built in 1843.

11. Maynard

A historical conversion building offering 16 apartments overlooking the development's two leafy green spaces. Studio, one, two and three bedroom homes available.

12. The Skeel Library

A four storey, four bedroom family home in a Grade II listed former library built in 1904. A stunning home that is a key part of London's educational history.

13. Lord Cameron

A new build adjacent to Kidderpore Avenue, comprising 25 individual apartments with a range of one to three bedroom specifications.

*A unique history of
craftsmanship and innovation*

By 1843, the village of Hampstead was known throughout London for its airy location, fresh wells and streams.

Built that year, Kidderpore Hall was the home of the powerful merchant John Teil, an East India trader with vast tanneries in the Kidderpore district of Calcutta. The perfectionist Teil insisted that his house embodied the supremely graceful and restrained architectural style of the Greek Revival movement.

Neo-Grecian columns, sash windows, pristine white stucco. Originally a single structure that stood on the top of a hill, Teil wanted the grounds all around to emulate a rural idyll, with even decorative flocks of groomed sheep. Very much the preserve of 'a select, amicable, respectable and opulent neighbourhood' – as Hampstead historian, John James Park, once put it.

In 1890, Kidderpore Hall was acquired by Miss Constance Maynard and Ann Dudin Brown for Westfield College, a respected educational establishment for women with a special interest in botany.

Along with a purpose-built hothouse, various other edifices came about organically down the years, each embracing an intriguing variety of architectural styles and purposes.

A 1903 lead-windowed library suggests the Edwardian Baroque. A 1928 chapel sits serenely in the harmoniously restrained classical style. A wing from 1889 imitates the fine, regal élan of William and Mary, co-regents over the Kingdoms of England, Scotland and Ireland between 1689-1702. Living and working in these college buildings, the teachers and students formed the foundations for what is now the world-renowned Queen Mary University. And from 1989, the campus was home to students of King's College London until Mount Anvil acquired the site and its five Grade II listed buildings in 2016.



View towards Kidderpore Hall façade from Teil Green

The story so far

1840

John Teil purchases the vast Child's Hill estate, which takes its name from Richard le Child, who held a customary house in this area in 1312

1843

John Teil builds his home, Kidderpore Hall on the grounds of the estate

1854

John Teil passes away, whilst travelling in Kolkata, aged 64

1855

Charles Cannon, a prominent dye merchant purchases Kidderpore Hall

1889

Alfred Yarrow, a renowned ship builder purchases Kidderpore Hall

1890

Kidderpore Hall is purchased by Westfield College

1891

Westfield College begins building upon the site, commencing with the building Maynard, originally designed by Robert Falconer MacDonald

1903

A new purpose built library and two lecture rooms are completed adjacent to Maynard, later referred to as The Skeel Library after Caroline Skeel, an influential college lecturer between 1895-1929

1905

A further residential building Dudin Brown is constructed alongside The Skeel Library

1906

Miss Ellen Marion Delf was appointed to teach Botany. This led to the founding of the Botany Department at Westfield

1927

A third residential block is built north of The Skeel Library and Dudin Brown. Formerly known as Lady Chapman Hall, after Lady Chapman, a longstanding member of Council. The building is now known as Chapman

1928–29

The Chapel is built in honor of Miss Richardson, a former Lecturer and Vice Principal 1887-1925



1965

A new residential building is completed, on what will be the site on which Rosalind Franklin sits, enclosing the quadrangle of residential wings to the east of Maynard

1982

A new residence known as Queen Mother's Hall is completed on the site between Kidderpore Hall and St Luke's Church. This will be redeveloped and renamed Willoughby, after Caroline Willoughby, one of the five original staff members at Westfield College

1989

Half of the Westfield College campus is sold to King's College

1992

Westfield College merges with Queen Mary University and is relocated to a new site in Bow

2015

The King's College site is vacated in order for development to begin

2016

Mount Anvil begins work on the historic site



Celebrating a heritage of academic innovation.
First mistress Constance Louisa Maynard of Westfield College;
a pioneer of women's education adorns oak paneling in The Chapel



Calling on a scholarly past.
Door bells flank the front door of Kidderpore Hall.
A reminder of principals from times gone by

Restored with quality and care

Hampstead Manor is a highly unique site. It spans almost two centuries and many different eras of architectural and interior design. As an ambitious restoration project approached in consultation with architectural historians, every detail has been minutely considered. From the retaining of various species of tree ensuring that the site maintains its authentic character, to the use of a bespoke lime-based wash to bring out the china-clay Greco brightness in original stucco, the restorers have been committed from the beginning to maintaining the integrity of the original buildings and gardens.

A specially trained black Labrador was used to precisely locate any areas of damp, allowing the surveyors to construct an intricate 'map' of places to repair, without having to remove delicate and valuable panels in the process. A long-abandoned 19th century summer house once used as a 'hot room' for the study of rare botanical plants will be painstakingly dismantled then to be reconstructed by experts in Georgian materials.

The lines once cleverly incised into stucco to imitate Portland stone on the 1843 Kidderpore Hall will be re-sharpened to incite the crispness of the original. And yet the Hampstead Manor restorers have been mindful that this is an historic site, and a certain 'aged' feel is appropriate for the area and setting.

The tiles on the roofs have been removed and renovated, but then replaced exactly in the inimitable, weather-patterned shape of their two-centuries use. A process involving a devoted team of restorers working through decades of previous restoration to reveal the original. Carefully stripping away layers of history in order to see what lies beneath, ever-mindful that they are bringing a landmark Hampstead site into modern use.

It has been an intricate balance, achieved only through the utmost historical interest and expertise.



White stuccoed entablature detail on Kidderpore Hall



A floral blue stained glass motif decorates the corner panel of the Kidderpore Hall lobby door



Paired columns support a shaded portico, which surrounds Kidderpore Hall's semi-circular bay window



An architectural restorer carefully reworks carved plaster Ionic 'egg and dart' detailing



The red-bricked gable of Chapman supports a proud cornice with detail brackets from Roman cement



An ornamental cornice feature carried across Hampstead Manor's buildings



Improving expertly carved wooden floral details with the precise use of a chisel



Corner detail on the entrance portico at the historic Chapel building, built in 1928 - 1929 to commemorate Miss Richardson, a former lecturer at Westfield College



5.39pm Elm Row and Church Row



5.43pm Kidderpore Avenue



5.52pm Hampstead Manor



7.04pm Hampstead Manor



Computer generated image of Rosalind Franklin — Exterior view across The Orchard

Rosalind Franklin within Hampstead Manor

Nestled within the North-East corner of Hampstead Manor, Rosalind Franklin is an ambitious new building comprising 38 residences for private sale and a diverse range of distinctive apartment types.

Activating Hampstead Manor's unique legacy of craftsmanship and innovation, Rosalind Franklin comprises a selection of striking, contemporary one, two, and three bedroom apartments. This is visionary contemporary design achieved with the highest quality traditional materials.

With views towards the grassy idyll of the 110 year-old West Heath Lawn Tennis Club and the communal courtyard of The Orchard, reminding us that nearby is the historic village of Hampstead. Beyond, is the ancient heath with its expansive green meadows and cherished swimming ponds skimmed by kingfishers.



Looking across The Orchard towards Rosalind Franklin and Chapman

Rosalind Franklin

Allowing you to set the scene.
Rosalind Franklin offers a choice of two
distinctive interior palettes with which
to define a uniquely tailored home.

Designed by the acclaimed interior design company Johnson Ribolla; these are homes that balance contemporary finesse with timeless sophistication. Homes defined by calm, understated luxury; providing an escape from the frenetic pace of city life.

A spectrum of interiors with a distinctive 'look and feel', inspired by John Teil's mercantile travels in India. The palettes are marked at one end by the refined pose of the 'Black Mountain' finish. A confident palette, which combines polished contemporary materials with the familiar warmth of stained timber. A marriage of polished porcelain and treated oak; interrupted by moments of luxuriously dark brown marble effect porcelain and polished chrome.

In contrast to the 'Black Mountain' finish is the serene 'White Desert'; a collection that is fresh and airy – embodying an enlivened sense of brightness. A delicate balance of pale white marble porcelain and whitewashed timber that provides a palatial feeling of space.

Whether entertaining friends, indulging in a moment of tranquil serenity or enjoying precious family time, a home at Rosalind Franklin gives you the luxury of choice, to define a unique home with lasting longevity.



Computer generated image of Rosalind Franklin – Living / Dining in Black Mountain



Computer generated image of Rosalind Franklin – Living / Dining in White Desert



Computer generated image of Rosalind Franklin – Kitchen in White Desert

The 'White Desert' finish

A feeling of calming brightness. Luminous gentle layers.
Spacious interiors and fluid open living spaces.



Computer generated image of Rosalind Franklin – Living / Dining in White Desert



Computer generated image of Rosalind Franklin – Bedroom in White Desert

Rooms with rest in mind

Muted whites, subtle greys and soft textured floor surfaces.
Bedrooms complete with paneled doors and opulent details.



Computer generated image of Rosalind Franklin – Bedroom / Dressing room in White Desert





Computer generated image of Rosalind Franklin – Living / Dining in Black Mountain



Computer generated image of Rosalind Franklin – Living / Dining in Black Mountain

The 'Black Mountain' finish

Exploring moments of warm, rustic charm within polished contemporary interiors. Luxury homes designed for everyday living.





Computer generated image of Rosalind Franklin – Kitchen in Black Mountain

Immaculate design, perfectly equipped

Natural stone effect porcelain details and composite stone worktops.



Computer generated image of Rosalind Franklin – Kitchen in Black Mountain







Computer generated image of Rosalind Franklin – Bathroom in Black Mountain

Clean, classic and metropolitan

Elegant bathrooms furnished with bespoke vanity cabinets and adorned with a marble effect porcelain feature wall.



Computer generated image of Rosalind Franklin – Bathroom in Black Mountain

Facilities & amenities



Concierge

For the benefit of all residences, there is a concierge available 24 hours a day. The desk is located in Dudin Brown.



Parking

The secure underground parking has 92 car spaces.



Town car

Residents have the use of the Hampstead Manor town car service. The car runs from Hampstead Manor to nearby train and tube stations. At peak times this is according to a schedule, and off peak the service is booked according to residents' requirements.



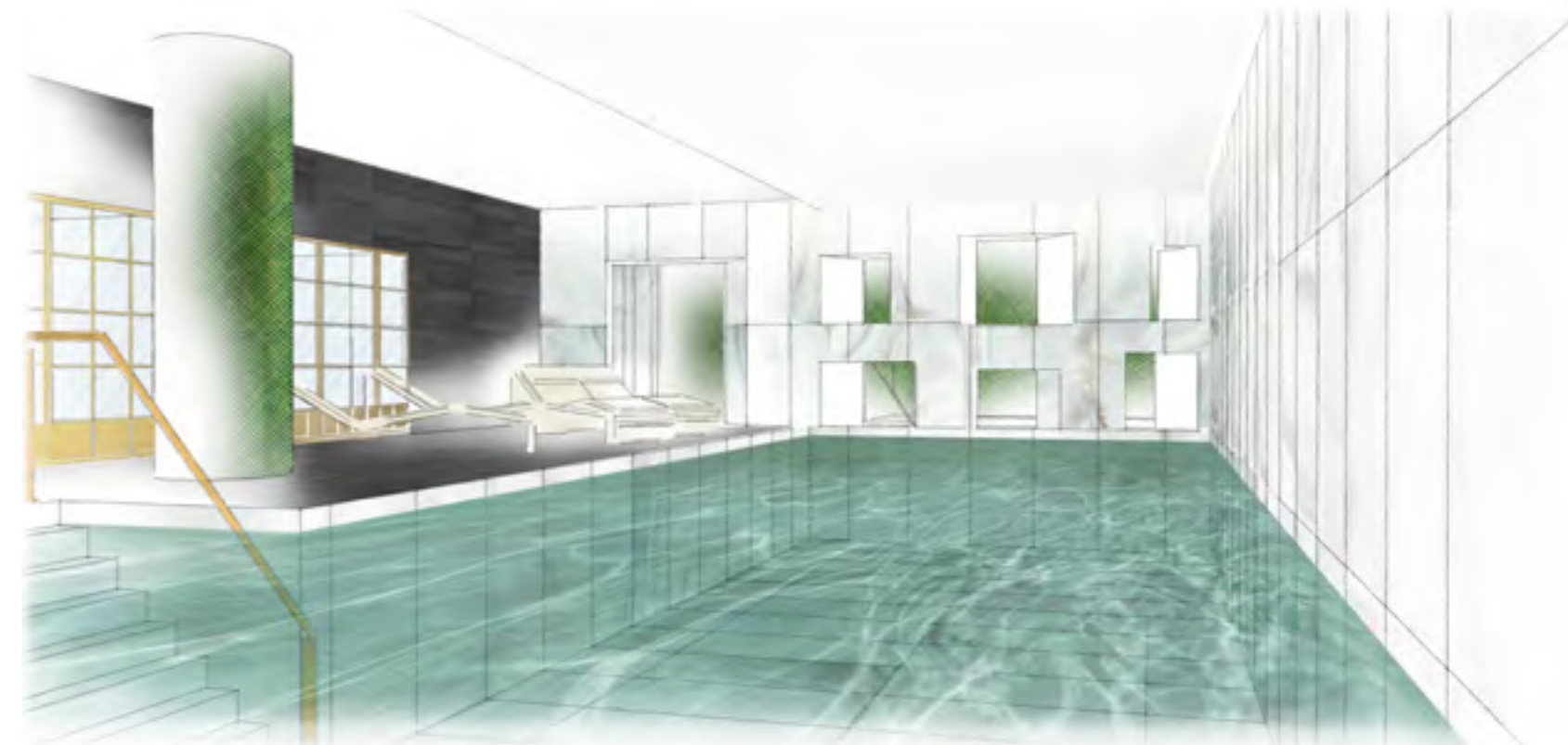
Gardens

Teil Green, The Orchard, The Sumray Gardens and other communal open gardens are well-maintained and seasonally replanted by expert gardeners.

Spa & gym

The Hampstead Manor spa and gym is situated in Willoughby. The design uses a crisp palette of porcelain Alabastris tiling, textured linens and iridescent jade detailed with slim seams of brass.

Facilities include swimming pool 5m x 14m, sauna, hammam, experience shower, spa, gym with a range of contemporary equipment plus male and female changing facilities.



All information contained within this page is correct at the time of going to press. All images are indicative and are used for illustrative purposes only.

Specification

Rosalind Franklin interiors, with a choice of two design palettes. The refined 'Black Mountain' and the luminous 'White Desert'. Each with distinctive bathroom and kitchen, subject to availability.

Interior finishes

- Engineered timber flooring throughout hallway, living room, kitchen and dining room*
- Full height entrance and internal doors painted with feature paneling
- Chrome ironmongery throughout
- Carpet to bedrooms*
- Natural stone effect porcelain tiles within bathrooms / en-suites* and large format porcelain tiles on selected walls
- Feature cornices to living and dining areas
- Fitted wardrobes to master bedrooms. Internal fittings include a combination of hanging rails, shelf, drawers and integrated LED lighting
- Painted emulsion finish to apartment walls and ceilings
- Painted skirting, architrave and cornice with modern linear detail
- Fitted wardrobes to second bedrooms with hanging rail and shelf

Kitchens

- Individually designed layouts
- Matte lacquer finished to cabinets with built in appliances*
- Chrome finish handles to low level cabinets
- Feature glass cabinets with concealed LED lighting
- Concealed LED fittings to underside of all wall cabinets
- Natural stone effect porcelain splashback and composite stone worktop*
- Siemens integrated multi-function oven
- Siemens integrated combination oven-microwave
- Siemens touch control induction hob
 - 4 ring for 1 & 2 bed
 - 5 ring for 3 bed
- Siemens integrated fridge / freezer
- Siemens integrated multi-function dishwasher
- Caple wine cooler**
- Stainless steel single bowl under-mounted sink with chrome mixer tap
 - Single bowl for 1 bed
 - 1 ½ bowl for 2 & 3 bed
- Pop up socket integrated into worktop, including peninsular and island units where applicable
- Concealed multi-gang appliance panel
- Kitchen extractor
- Space saving recycling bins

Master en-suite

- Natural stone effect porcelain floor tiles and vanity feature wall with bespoke niche*
- Large format porcelain wall tiles*
- Natural stone effect porcelain tiles to vanity feature wall, worktop and splashback
- Bespoke mirror cabinet with feature lighting, integrated shelving, shaver socket and de-mister mirror
- White semi-recessed basin with polished chrome mixer tap
- Low profile white shower tray and frameless glass shower screen
- Overhead shower with wall mounted integrated hand-shower
- Polished chrome wall mounted bath and shower thermostatic mixer / diverter
- Double-ended white steel bath with centralised bath filler and removable panel
- Floor mounted white WC pan with soft close seat
- WC dual flush plate
- 2 heated bar rails with polished chrome finish

En-suites / bathrooms

- Natural stone effect porcelain floor tiles and feature wall*
- Large format porcelain wall tiles*
- Natural stone effect porcelain tiles to vanity feature wall, worktop and splashback
- Bespoke mirror cabinet with feature lighting, integrated shelving, shaver socket and de-mister mirror
- White semi-recessed basin with polished chrome mixer tap
- Double-ended white steel bath with centralised bath filler and removable panel
- Overhead shower with wall mounted integrated hand-shower
- Polished chrome wall mounted bath and shower with thermostatic mixer / diverter
- Low profile white shower tray and frameless glass shower screen
- Floor mounted white WC pan with soft close seat
- WC dual flush plate
- 2 heated bar rails with polished chrome finish

Electrical fittings

- LED downlighters throughout
- Pre-wire provision for installation of pendant lighting in living, dining space and master bedroom
- 5 amp lighting circuit to principal reception room and master bedroom
- Automatic lighting to utility / coats cupboards
- Dimmable lights in living room and master bedroom
- Television (terrestrial and satellite) points to principal reception rooms and all bedrooms
- Telephone and data points to principal reception rooms and all bedrooms
- Sockets and switches: slimline low level white plastic and high level chrome
- Washer / dryer located within vented utility cupboard
- High speed hyper-optic broadband available subject to connection

Heating / cooling

- Heating, hot water, power and cooling from central system with metered water / electric supply to all apartments
- Independent zoned thermostatically controlled underfloor heating to principal rooms and hallways
- Comfort cooling to main reception room and master bedroom
- Whole house ventilation system

Balconies / terraces

- Glass fronted balconies and terraces with powder coated painted steel handrail to apartments where indicated. Paved floor finishes to balconies and terraces where indicated
- Glazed door to balconies and terraces
- LED lighting to all balconies

Security

- Video entry system viewed by individual apartment handset / screen
- Power point provided to all apartments for wireless intruder alarm to be fitted at a later date by purchaser
- Apartments provided with mains supply smoke detectors and fitted with domestic sprinkler system (where required by regulation)
- Multi-point locking and spy hole to apartment entrance doors
- 24-hour on-site concierge service and monitored CCTV

Peace of mind

- 999 year lease
- All apartments benefit from a 10 year build warranty from Premier

Car parking & cycle store

- A general right to park within the managed CCTV monitored parking area is available by separate negotiation

Lifts

- A passenger lift serves each core and all levels
- Interior designed entrance lobby
- Feature floor and wall finishes
- Feature lighting
- Glass doors to main entrance

Lift lobbies / communal entrances

- Tiled floors and painted walls to entrance levels
- Carpet floor finishes and painted walls to levels above

Management company

- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

Residents facilities

- Concierge 24 hours located in Dudin Brown
- Spa located within Willoughby
- Swimming pool 5m x 14m
- Sauna
- Steam room
- Experience Shower
- Jacuzzi
- Gym with a range of gym equipment
- Changing facilities
- Basement cycle storage with secure access
- Landscape open gardens with pond designed by Fabrik

Sustainable features

- Green roof for biodiversity
- PV cells to the roofs
- Mixed recycling facilities provided

*options available

**size variation, apartment size specific

Whilst every effort has been made to ensure that the information here is correct, it is designed specifically as a guide. Mount Anvil reserves the right to amend the specification as necessary and without notice.



7.55pm Hampstead Manor



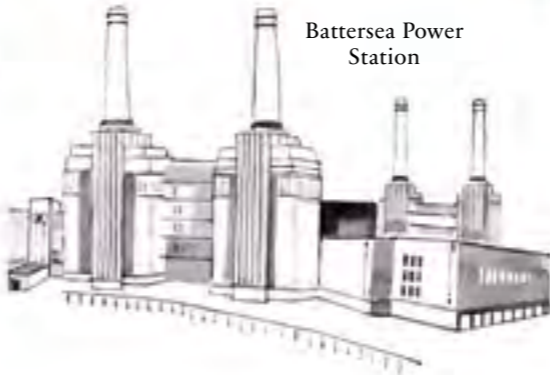
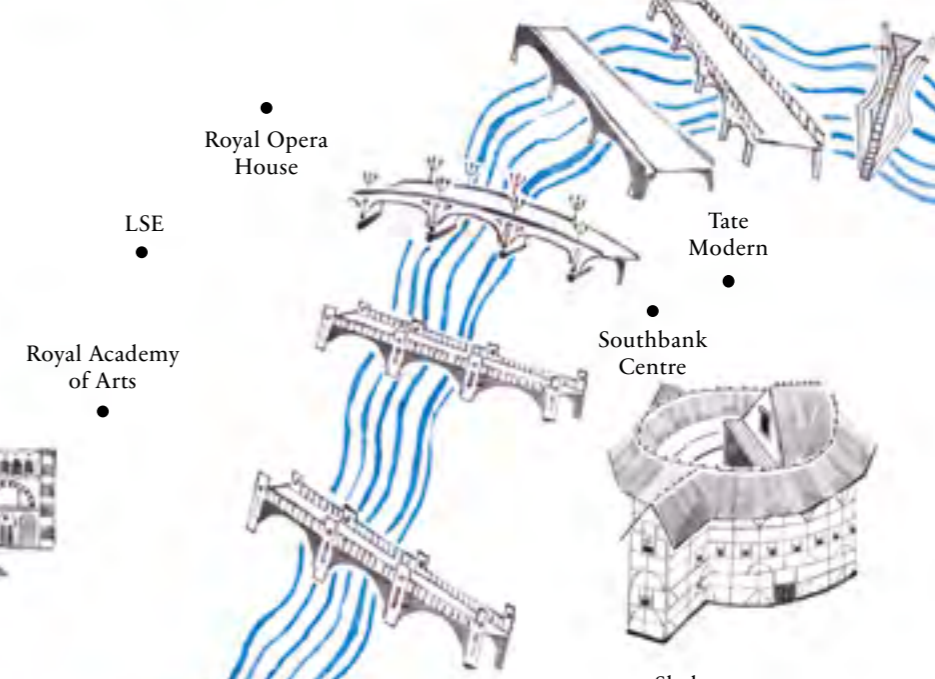
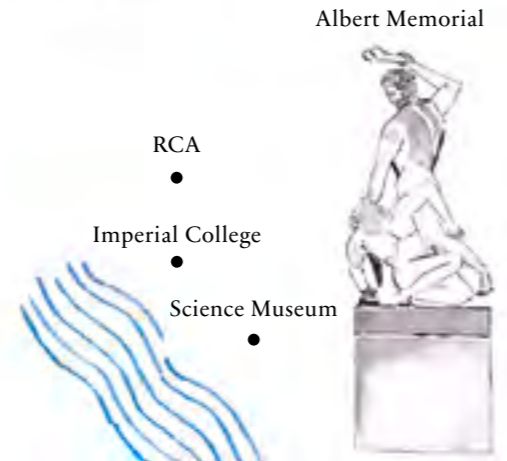
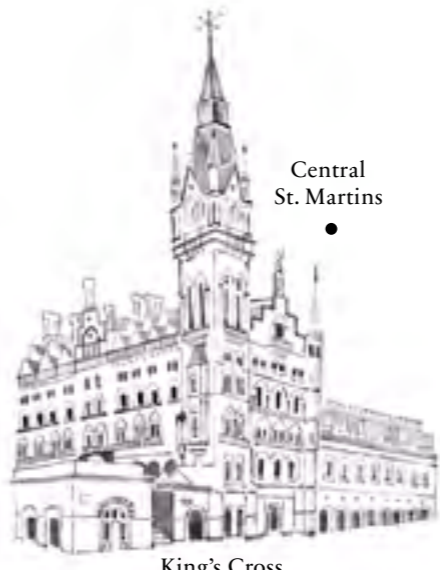
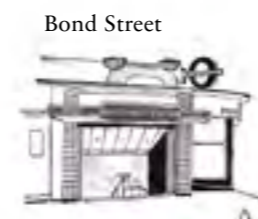
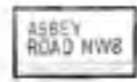
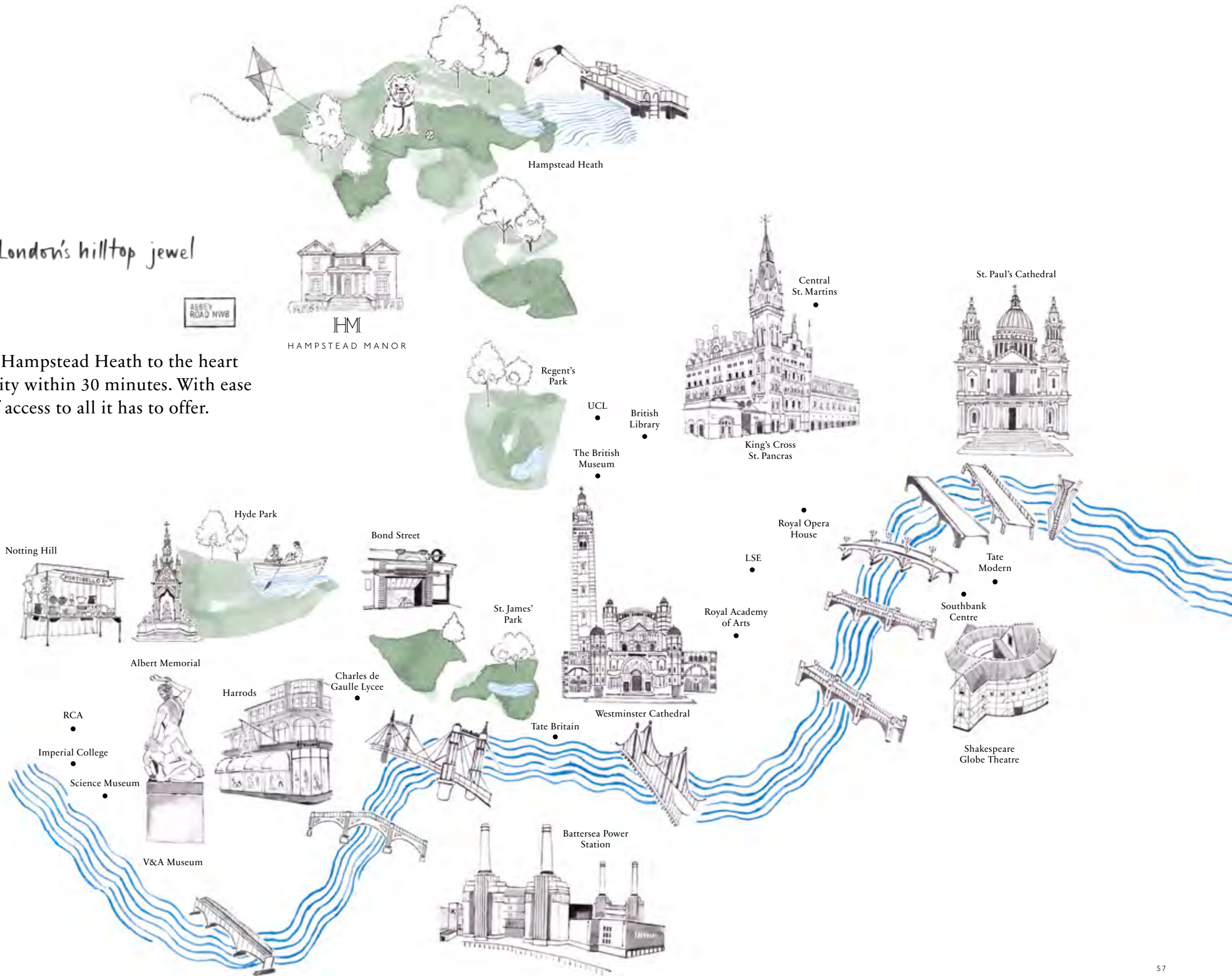
9.17pm Hampstead Manor

**“There are two worlds:
the world we can measure
with line and rule, and the world
that we feel with our hearts
and imagination.”**

Leigh Hunt

London's hilltop jewel

From Hampstead Heath to the heart of the city within 30 minutes. With ease of access to all it has to offer.



Connection map

Underground

Hampstead Manor is ideally located, a leafy fifteen minute stroll from Hampstead underground station, which provides Northern line services to the centre. Heading south from the property onto West End Lane, West Hampstead underground station provides Jubilee services into the city and beyond.

National Rail

With Euston and King's Cross both 10 minutes from the property via tube and Paddington 21 minutes and Victoria 17 minutes away, Hampstead Manor is well connected to the UK's extensive railway network.

Overground

Hampstead Manor is easily accessed by using London's overground network. Finchley Road & Frognal station is a short fifteen minute walk from the development and equal walking distance to West Hampstead station which provides Thameslink services to a variety of destinations.

Airports

Combining London underground services and the Heathrow Express, Heathrow Airport can be reached from Hampstead Manor in just an hour's time. Using the Thameslink service, Gatwick Airport can be reached in 69 minutes, whilst London City Airport can be accessed in 59 minutes, by using the underground and DLR.

Cars

Secure underground parking spaces are available for purchase at Hampstead Manor, giving greater flexibility for travel both within the city and further afield. The A406 and the M4 connect easily with other main UK motorways.

Schools

University College School
4 minutes⁺

South Hampstead High School
9 minutes⁺

Fine Arts College
9 minutes⁺

The American School in London
12 minutes⁺

Charles de Gaulle Lycee
33 minutes⁺

Green spaces

Hampstead Heath
3 minutes⁺

Regent's Park
11 minutes⁺

Hyde Park
18 minutes⁺

Universities

Central St. Martins
18 minutes⁺

UCL
20 minutes⁺

LSE
26 minutes⁺

Imperial College
35 minutes⁺

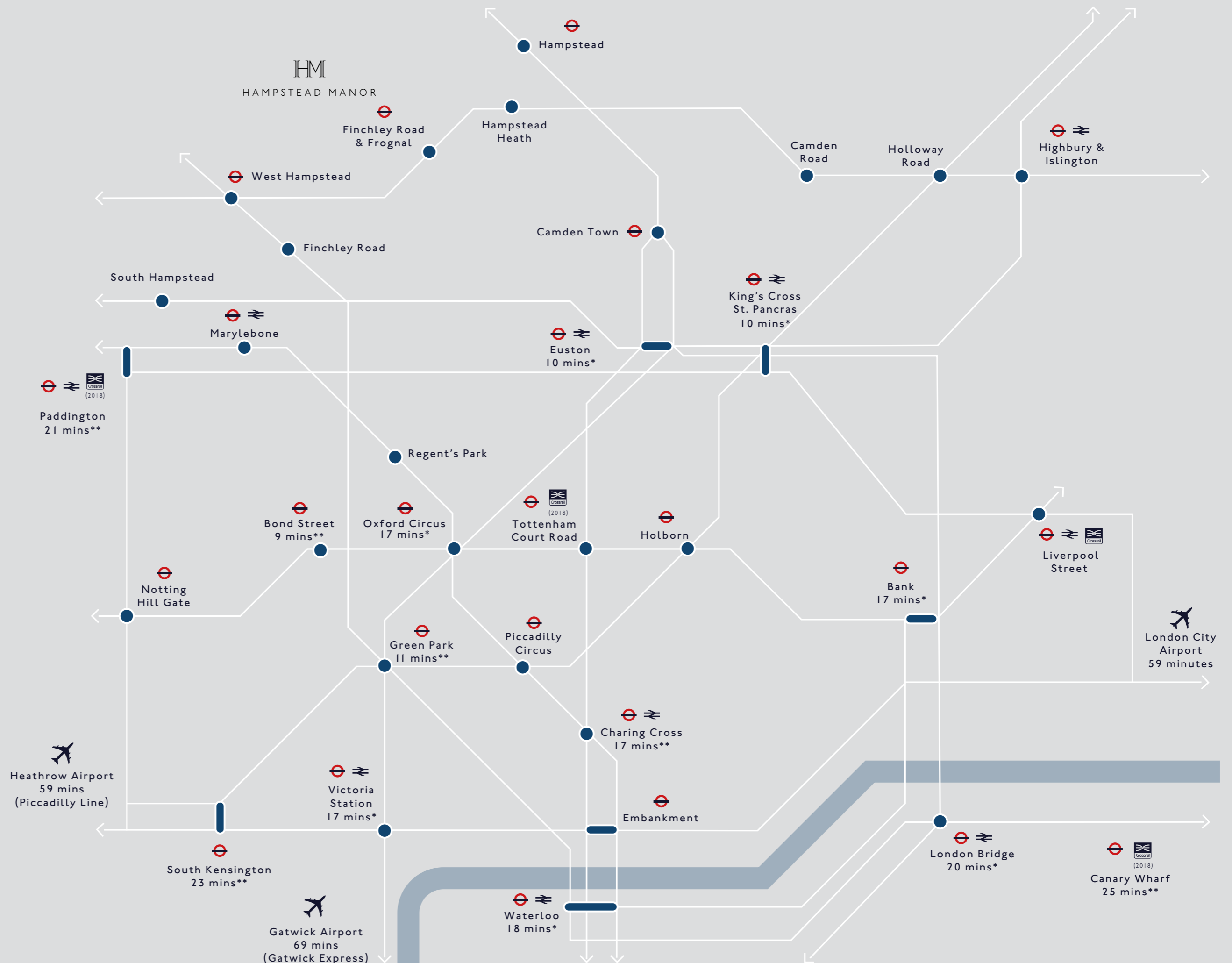
RCA
42 minutes⁺

All times listed are from tfl.com and Google Maps.

⁺driving times from Hampstead Manor

* from Hampstead station

** from West Hampstead station



Hampstead spectacular

An area is defined, at large by the warmth and character of its residents and in Hampstead this character is unlike any other. A suburb historically coveted by creative pioneers; writers, artists and intellectuals, who have significantly shaped the cultural landscape of this unique enclave.

The collective spirit is hard to ignore. A resolute belief in what Hampstead can and will do, defined by restless ambition and entrepreneurial élan; informing an abundance of local knowledge and proudly independent businesses, with a devoted Hampstead following. The local fishmonger. A world-renowned restorer of antique violins.

The local bookshop owner. Artisans and experts in their respective fields, working effectively as one. Together, forming an international mind with a strong local heart. Illustrating the heroes of this distinctive suburb; this is the real Hampstead. The unique characters who make it truly special. And the individual stories that they have to tell.



Village life

...full of grace and wit



Church Row, a street of early eighteenth century houses



Goose eggs at Hampstead Butcher & Providore



Rich, satisfying coffee at Ginger & White



Hampstead Community Food Market



The signature soft red brickwork of Hampstead



Galton Flowers on Flask Walk



La Crêperie de Hampstead



Colourful and eclectic characters



10.04am Hampstead Butcher & Providore, Rosslyn Hill



10.20am Galton Flowers, Flask Walk

Florian Leonhard Luthier

“I travel a lot. New York, Shanghai... all the most exciting cities. And then back to Hampstead ...the incomparable sense of living on a hill.”

Speak to Florian Leonhard and you're bound to hear someone fine-tuning an antique violin in the background.

A world-renowned restorer of some of the finest historical instruments, Florian was born in Düsseldorf, and thinks of the violin as the supreme example of “European high culture. The pinnacle of composition.”

His work might take him from Argentina to Japan in the space of a fortnight, matching the right instrument to the musician, but he says he always looks forward to returning home to Hampstead.

His most treasured work memory is perhaps the time someone interrupted a break for tea and cake in Frankfurt to open a case that had been long-hidden in a vault.

Inside was a 1717 Stradivarius, made, Florian could see, from the very same piece of maple wood to one exhibited with pride in the Ashmolean Museum in Oxford. “I was glad I had a chair behind me, because I had to sit down right away...”

How long have you been in Hampstead?

Since 1993, but I had wanted to live here for decades. It is the best place in the world for me: a village, within close vicinity to the London classical music world. Just 15 minutes away from the heart of one of the world's most important capital cities.

What are the qualities of the area that you most cherish?

I travel a lot. New York, Shanghai...all the most exciting cities. And then back to Hampstead and that calm residential feeling. The incomparable sense of living on a hill.

Favourite corner of NW3?

Church Row – the painter Constable is buried there. If the street was empty of cars, it would feel like a film set from the 17th century. The joy of walking along it! I love that I can walk to the heath almost without having to be on any streets where you can drive – just cobbled walkways running along gardens between houses.



Andy Theodorou Fishmonger

“I’m very fussy. What we offer has to be far superior to the supermarkets.”

“You’ve got to be strange to be in this sort of trade” says fishmonger Andy Theodorou “you have to be dedicated..”

Andy started as a Saturday boy in his father’s shop in Wembley, when he was 13. Having now run his own business on Hampstead High Street for almost 30 years, the routine of getting up at 2am to be at Billingsgate Market to examine the best catches from all over the world is second-nature to him now, and not something he would ever delegate.

In any given day, Andy’s shop will have up to 100 species for sale, from the popular staples like salmon and crab to more unusual

catch like the delicate Cornish rock lobster. He remembers a rare, 5 kilo Dorade from Senegal, large enough to feed a party of eight. But generally, Andy thinks that British fish are the most delicious. “They’re the best tasting. From deep, cold waters.” And always prepared simply. “Whole fish in the oven, lemon and salt and pepper. No fancy sauces.”

How long have you been in Hampstead?

Since 1989. I always wanted to have a shop here because it seemed to me very obviously the ideal place to have a fish shop or a butchers or a greengrocers – things that are now seen almost as specialist trades and that you see increasingly rarely in their own premises, are still here in Hampstead.

What are the qualities of the area that you most cherish?

That I have so many regular customers on first-name terms. That I’ll go and eat at a pub like the King William IV on the High Street and they will be serving my fish. New customers seem to be very health conscious and are always asking my advice, and I’ll tell them straight – that red snappers are a bit bland, or that Pollock is overrated. That John Dory might be ugly to look at, but is incredibly delicious.

Favourite corner of NW3?

Downshire Hill is lovely to drive down early in the morning on a delivery. There’s a gate at the end that goes onto Parliament Hill, like it’s a back garden.



Ghassan Fergiani Publisher and Bookseller

“Each road can feel like its own village
...and the schools are so good,
both state and private.”

Owner of the thriving independent bookshop West End Lane books, publisher Ghassan Fergiani can't remember a time when he wasn't focused on the written word.

It's a family thing. His father Mohammad had been a teacher in Tripoli in the 1920's, and had gone on to publish and sell books there until he came to the UK in 1979. The Fergiani's also run Darf publishers, a unique imprint publishing Arabic fiction and historic books about Libya and the wider Middle East, in translation.

Many of these books are centuries-old travelogues that Mohammed first sourced at sales and auctions across the world, and that preserve historical detail that would otherwise have been lost. "They were dead books and my father brought them back to life" insists Ghassan.

"They are true chronicles, first hand accounts, for future generations." Born in Libya, educated in America, and then travelling to join his parents in Hampstead in the 1980's, Ghassan continues to find such books, and his brothers in Libya often attend sales there on his behalf. His favourite book is a rare one, written in 1817 by the inquisitive sister of a British diplomat called Richard Tully.

"The Narratives of 10 Year's Residence at Tripoli and Africa' by a 'Miss Tully' contains not just unique engravings, but the story from a woman's perspective of "every day life in those regions". Ghassan explains that it's this that interests him most. "All the things outside politics. The daring, the bold - and the ordinary."

How long have you been in Hampstead?

We opened West End Lane books in 1994 but my father came to the area in the late 1970's. He had a very good business sense, a great instinct about people and place.

He hadn't been thinking about staying permanently in London - was leaning more towards Italy but after settling in NW3 he said "someone must be watching over us to make us come here..."

What are the qualities of the area that you most cherish?

You can find a village feeling. I walk up Haverstock Hill and see the same people, often. Each road can feel like its own village. The whole area is like a string of connected villages, and very safe. And the schools are so good - both state and private.

Favourite corner of NW3?

I love to take my children to Parliament Hill, and climb up to Kite Hill. We've walked it so many times and we're so familiar with it, every step - the people and the coffee shops along the way and all the colourful kites being flown when we get there. It's very much our neighbourhood.



Keith Fawkes Antiquarian and Bookseller

“When you’ve been here as long as I have you come to know literally hundreds of people. There is still a great feeling of community here.”

“My whole history has been north London” explains bookseller Keith Fawkes. “Muswell Hill, and West End Lane, working in an antique shop when I was 16...”

Then, in 1965, Keith happened on the chance to buy an historic building along the iconic Flask Walk at the centre of Hampstead Village, and opened his antiquarian bookshop. He’s worked and lived above ever since.

Keith is a direct descendant of Guy Fawkes, whose effigy is traditionally burned along with firework displays across the country each November 5th. “He was an interesting man” nods Keith, “and a mercenary in Portugal - that’s how he got his nickname Guido...” Some of the most intriguing books in Keith’s shop come from the content sales of old houses and private libraries in the area.

He recalls coming across an entirely unique 1810 catalogue, personally annotated by the English art historian and Whig politician Horace Walpole, describing in detail the unusual contents of his famous Strawberry Hill House. Keith sold it to the British Museum.

Another time, he found a pile of manuscripts and letters by the poet and mythographer Robert Graves. But the thing Keith most longs to happen-upon is a “fantastically beautiful illuminated medieval manuscript.” He admits such an ancestral find would be unlikely anywhere in the country, “but around here, you just never know.”

How long have you been in Hampstead?

My whole life, it feels like! Over half a century. When I first came to Flask Walk there were 3 butchers and a wool shop – very much an individually-run little road and although of course all things shift and change, it still has a feeling of that now.

What are the qualities of the area that you most cherish?

When you’ve been here as long as I have you come to know literally hundreds of people. There is still a great feeling of community here. When I first came here the area was full of so many painters and intellectuals and pianists and a large German Jewish community, and many of their children remain. I’m acquainted with so many people and their various descendants and then friends of theirs too, I find myself stopping and chatting and then stopping again.

Favourite corner of NW3?

I think to be territorial, it has to be Flask Walk. It’s a very popular little village side-street, and all sorts of people pass by. Perrins Lane is terribly pretty too, and the Holly Bush pub. And the Flask pub, of course, just down from the shop. We’re so lucky in Hampstead. I shall be here til I die.



Raymond Simonson

Chief Executive, JW3

“Here there is a true vibrancy. Whenever I walk along Hampstead High Street I feel like it’s a sunny day.”

Chief executive of the dynamic, bronze and glass Jewish community and arts centre JW3, Raymond Simonson brims with anecdotes.

A qualified youth worker with a masters in Applied Anthropology, he praises the “exuberance of Jewish life” to be found in the 35,000 square foot, 10-story building. And speaks with tremendous passion about it as an arts institution and general gathering place. Movies and literary festivals. Talks and exhibitions. Support groups and anti-natal classes.

Pop-up beaches in the summer, an ice-rink in the winter, and all things in between (such as David Beckham in conversation with Kirsty Young.) “We want to celebrate diversity” he insists, “and at the same time emphasise unity. Religious and secular, all sorts of people – all under this one roof.”

How long have you been in Hampstead?

For two and a half years – the building was actually inspired by the chutzpah of Manhattan’s JCC, on the Upper West Side. A place where people can engage in arts and culture to broaden their education and strong Jewish values, but also a place of strong community and charity for the whole area. Hampstead is uniquely situated - half way between the centre of town where people go to play, and the traditional Jewish suburbs of Finchley and Golders Green.

We have world-famous drama schools and music venues nearby – it’s definitely a hub... that still feels residential. And also sits at the gateway to the north of the country. It’s exciting.

What are the qualities of the area that you most cherish?

Here there is a true vibrancy. Whenever I walk along Hampstead High Street I feel like it’s a sunny day. People do say hello here. They care hugely about their community, getting very involved in everything from super-cycle highways to schools.

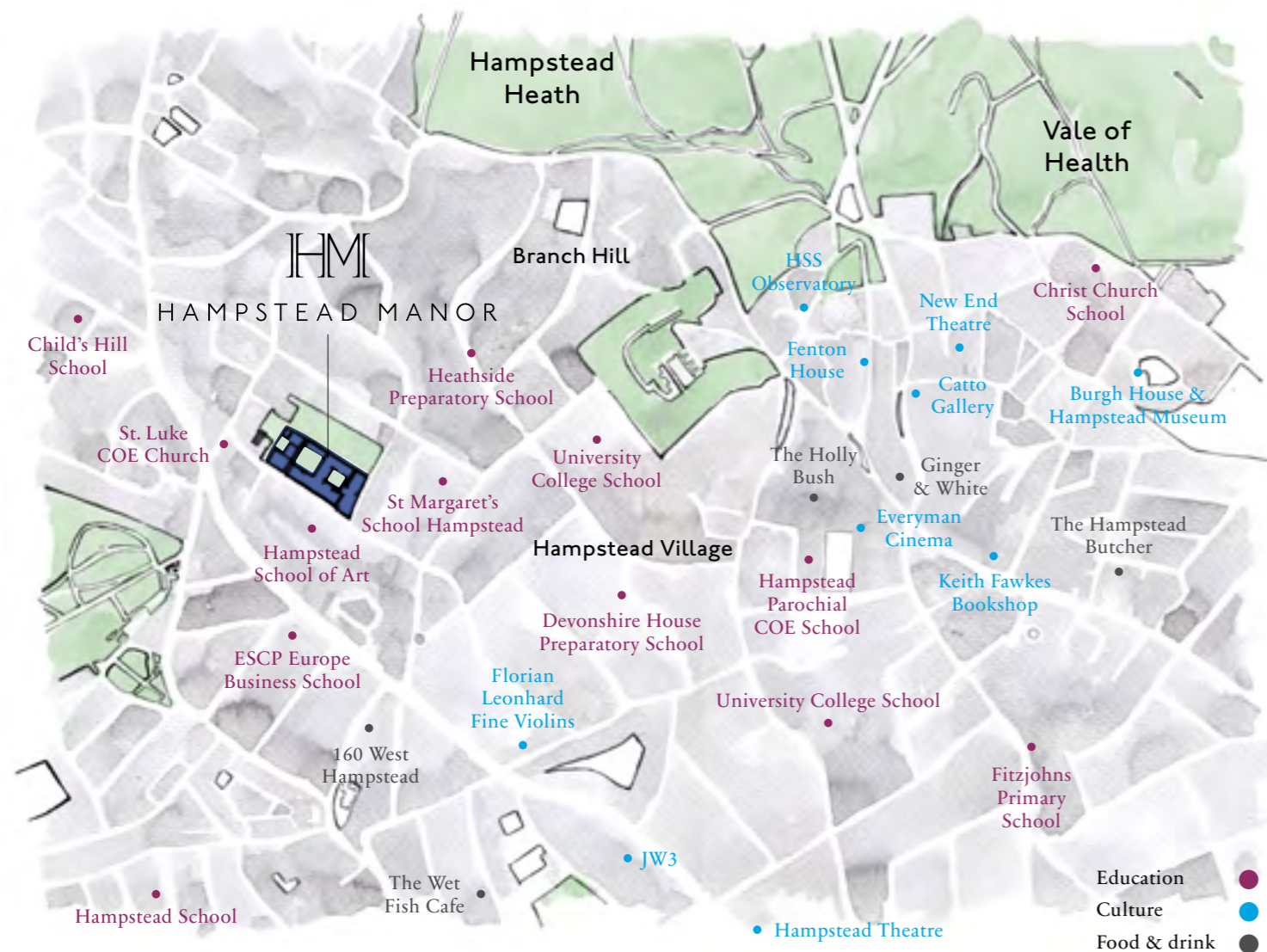
Favourite corner of NW3?

A place very close to my heart will always be the Royal Free Hospital. Both my children were born there and the staff were brilliant. My wife had a 48 hour labour with our son Mossy and I went outside in the village afterwards, bounding around saying “I’ve just become a dad!”, everybody was hugging me. And I thought – yeah. I’m in Hampstead.



Hampstead living

An abundance of distinctive local amenities. High quality local produce and renowned culinary destinations. Theatres, independent cinemas and historic stately homes. Combined with a wealth of high performing schools, all within walking distance.



Education



With a prominent network of Ofsted recommended and renowned independent schools in walking distance, the surrounding area of Hampstead and Camden provides access to educational excellence at all stages of life.

According to the good schools guide, this comprises the greatest number of 'good schools' this side of the Thames. A rich choice of top performing state primary and secondary schools, prestigious independent schools and a variety of further education opportunities.

Hampstead Manor grants the process of securing school places for your children abundant options within close proximity.

Primary schools

- St Luke's Church of England School (state)
- Hampstead School (state)
- Child's Hill School (state)
- Emmanuel Church of England School (state)
- Christ Church School (state)
- Devonshire House Preparatory School (independent)
- St Margaret's School Hampstead (independent)
- Heathside Preparatory School (independent)

Secondary schools

- University College School (independent)
- Henrietta Barnett School (state)
- Hampstead School (state)
- Camden School for Girls (state)
- King Alfred School (independent)
- South Hampstead High School (independent)
- University College School (independent)

Culture



Burgh House & Hampstead Museum

An 18th century house, sited on New End Square, built when the Hampstead Wells Spa was flourishing. It now contains the Hampstead Museum, which chronicles the historic development of Hampstead from prehistoric times to present day.



Hampstead Theatre

A prestigious London theatre, which celebrated its 50th anniversary in 2009. Known for showing works by Mike Leigh, Harold Pinter and Dennis Kelly at early stages of their careers, the theatre continues to support the development of work by new writers.



HSS Observatory

See the night sky through at London's only free observatory. Nestled beside Whitestone pond since 1910, the observatory remains owned and operated by the historic Hampstead Scientific Society.



Everyman Cinema

The Everyman on Heath Street opened in 1933. It remains the longest serving independent cinema in the UK and continues to show a mixture of current blockbusters and independent art-house films. In addition to two screens, the cinema also offers a private screening room.

Food & drink



The Hampstead Butcher

A much loved local butcher, delicatessen, charcuterie, cheese, wine shop and grocer. A stable pillar of Hampstead's thriving independent community, known for its regular tastings and butchery classes.



The Holly Bush

A Grade II listed public house, contained within a former home built in the 1790s by portrait painter George Romney. A traditional, homespun local, with rustic wooden paneling and a warming open fire.



The Wet Fish Café

A West End Lane staple and a true London classic. An iconic local café-brasserie with restored 1930s art deco interiors, live music and art. Proudly independent since 2003.



Ginger & White

A contemporary Hampstead twist on the ubiquitous British 'caff'. Serving artisan coffees made with coffee beans hand roasted in London and gourmet interpretations of British cafe classics using fine quality British produce.



Hampstead ponds

1. Swan pond
2. Leg of Mutton pond
3. Lily pond
4. Whitestone pond
5. Vale of Health pond
6. Viaduct pond
7. Mixed bathing no. 3 pond
8. Hampstead no. 2 pond
9. Hampstead no. 1 pond
10. Wood pond
11. Thousand Pound pond
12. Stock pond
13. Kenwood ladies' bathing pond
14. Bird sanctuary pond
15. Model boating pond
16. Highgate men's bathing pond
17. Highgate No. 1 pond

- Pond
- Fishing ponds
- Bathing ponds
- ✦ Outstanding view

The Heath

...an enchanted oasis



Picnics on the lawns at Kenwood House



Ancient woodland at Springett's Wood



Copper beeches at the Old Dairy



Mixed bathing pond,
fed by the springs of the River Fleet



Cohen's Fields, one of the city viewpoints
from the Heath



More than 800 old trees have been identified
on the Heath some of which are veteran oaks
over 500 years old



Looking up, at Westfield Gate



Hampstead no. 1 pond

“I cannot see what flowers
are at my feet, Nor what soft
incense hangs upon the bough”

Wrote John Keats in a poem composed
whilst sitting under a plum tree in
a garden on Hampstead Heath.

800 acres of ancient parkland once traversed by Roman troops, the world famous heath meanders to the east of the village through woodland, dell and meadow. Looking over the shimmering city, here find local families and friends gathering for walks. Kites flying high overhead. And on the ground below, people practicing Tai Chi, and swimming leisurely in the ponds.

Nestled within the surrounding green pasture are bronze sculptures by one-time Hampstead resident Henry Moore. And yet it's always easy to discover a quiet place to read, long grass to relax in, as though entirely alone and private.

The streets winding off the heath up the hill and into the village beyond seem to breathe the same rejuvenating air. Houses hang with fragrant wisteria, and winding paths lead to hidden garden gates.

The feeling of an English country village, albeit one that is defined by a discerning metropolitan mindset. A mindset with a close connection to the city of London.

Hampstead boasts 63 blue plaques, more than any other London district. These mark the homes of notable residents down the centuries. Prime ministers and publishers, dancers and duchesses. Proud of the prodigious history of so many who have lived and walked here, the residents of Hampstead maintain an enduring community spirit.

Each Saturday, crowds gather on the heath to purchase the finest local produce at the cherished farmer's market. On rose-pink summer evenings, cafés spill their tables onto pavements and cobbles, and in the lingering sharp blue afternoons of autumn, fires are first lit in the pubs.



2.00pm Kenwood House



2.36pm Springett's Wood

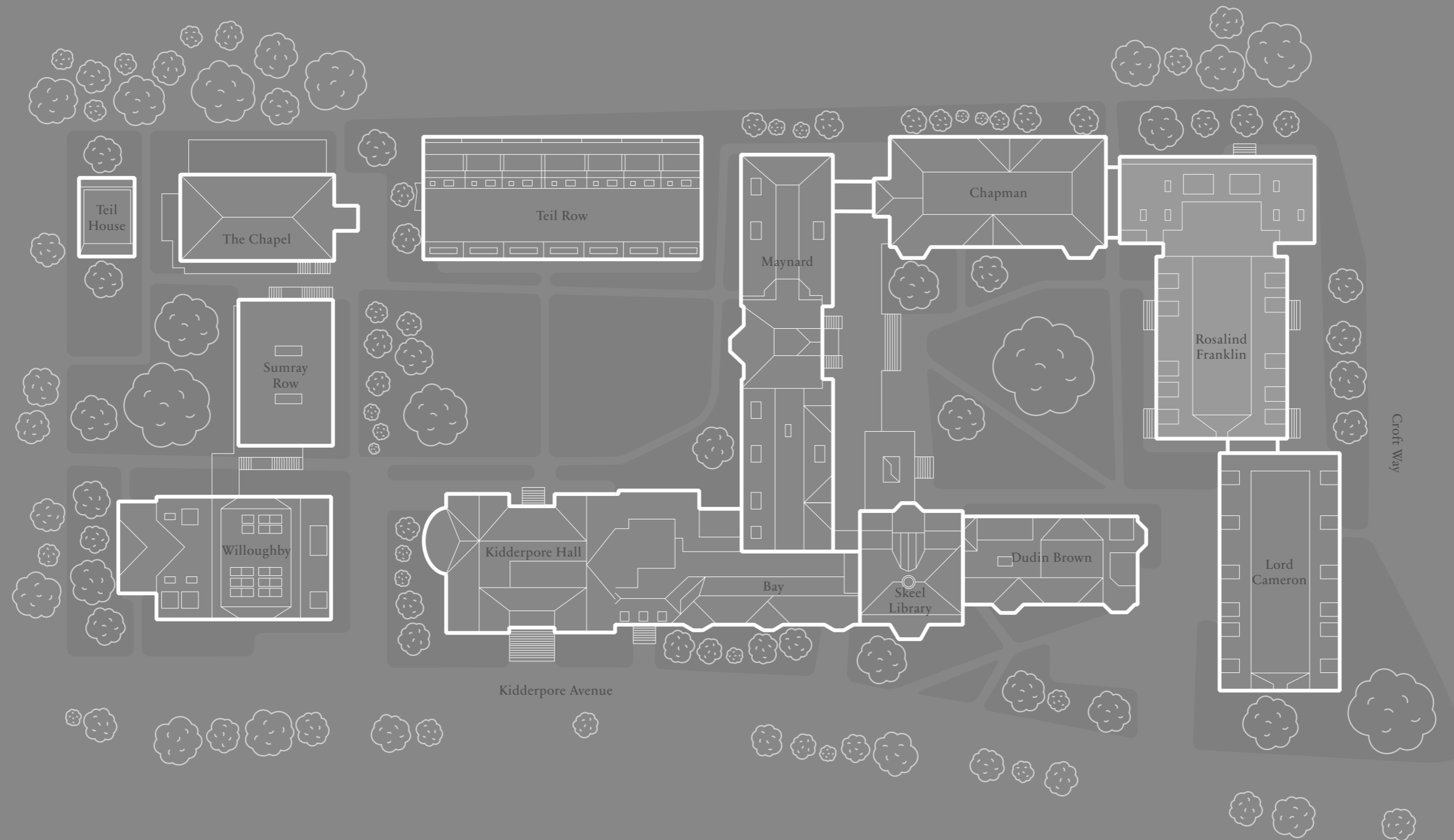


2.58pm West Meadow

“A thing of beauty
is a joy forever.”

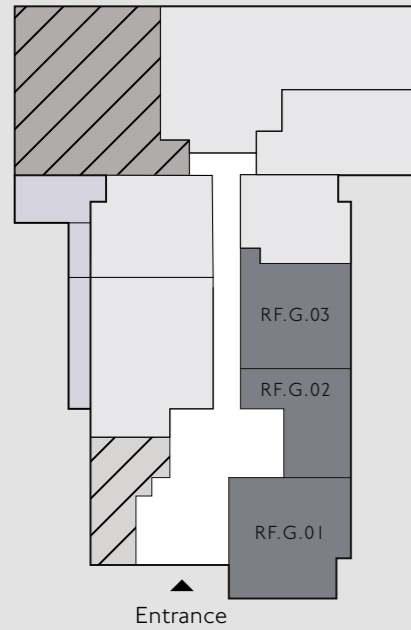
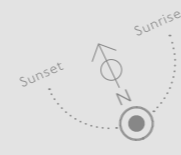
John Keats

Floorplans & directory



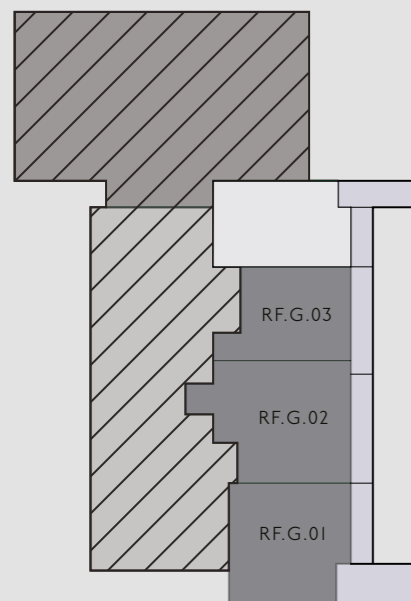
Directory

Lower ground and ground floor













Ground floor

Apt. No.	Bedrooms	Gross Internal Area	Page
RF.G.01	2	1,096 sq ft/101.8 sq m	102
RF.G.02	2	1,152 sq ft/107 sq m	103
RF.G.03	2	992 sq ft/92.2 sq m	104

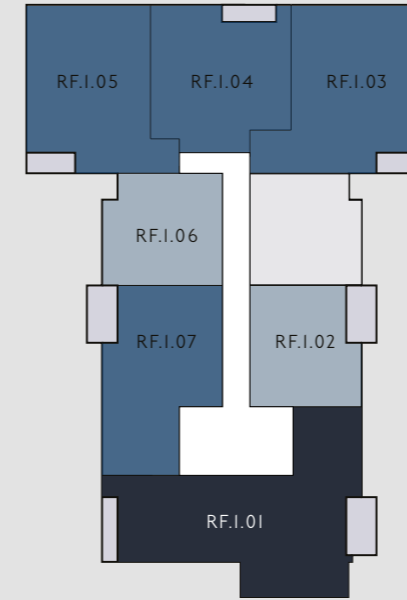
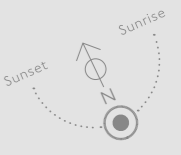


Lower ground floor

	One bedroom		Corridor		Plant area
	Two bedroom		Roof void		Bike store area
	Two bedroom duplex		Balcony / Roof terrace		
	Three bedroom		Shared ownership		

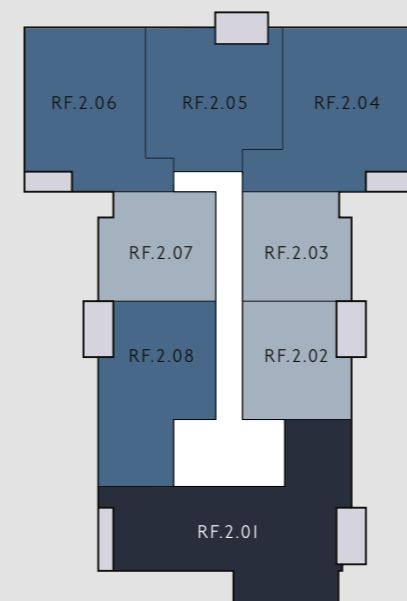
Directory

First and second floor



First floor

Apt. No.	Bedrooms	Gross Internal Area	Page
RF.I.01	3	1,234 sq ft/114.6 sq m	116
RF.I.02	1	548 sq ft/50.9 sq m	98
RF.I.03	2	865 sq ft/80.4 sq m	105
RF.I.04	2	820 sq ft/76.2 sq m	107
RF.I.05	2	826 sq ft/76.7 sq m	110
RF.I.06	1	552 sq ft/51.3 sq m	96
RF.I.07	2	757 sq ft/70.3 sq m	112



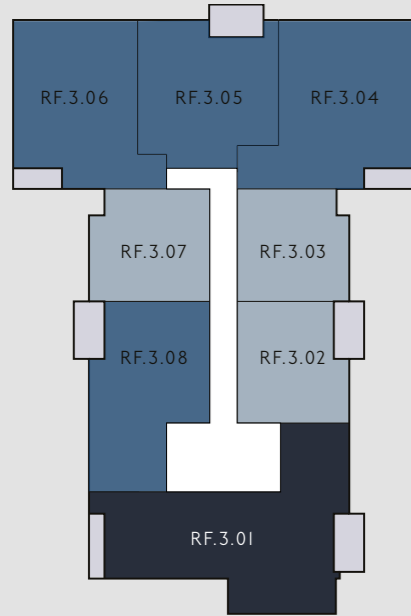
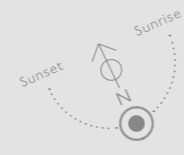
Second floor

Apt. No.	Bedrooms	Gross Internal Area	Page
RF.2.01	3	1,243 sq ft/115.5 sq m	118
RF.2.02	1	548 sq ft/50.9 sq m	98
RF.2.03	1	552 sq ft/51.3 sq m	99
RF.2.04	2	865 sq ft/80.4 sq m	105
RF.2.05	2	820 sq ft/76.2 sq m	108
RF.2.06	2	826 sq ft/76.7 sq m	110
RF.2.07	1	561 sq ft/52.1 sq m	97
RF.2.08	2	770 sq ft/71.5 sq m	113

Disclaimer: The kitchen, furniture layouts and dimensions are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The m2 and ft2 are measured as gross internal areas using the RICS code to measure. Balconies/Terraces may vary in size, please check with the Sales Consultant. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary. Wardrobe layouts and locations are indicative only. Ceiling heights may vary in some bathrooms, hallways and bedrooms. Speak to your sales consultant for details.

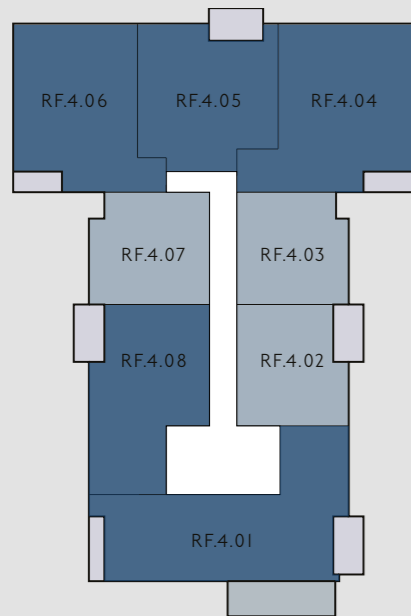
Directory

Third and fourth floor













Third floor

Apt. No.	Bedrooms	Gross Internal Area	Page
RF.3.01	3	1,243 sq ft/115.5 sq m	118
RF.3.02	1	548 sq ft/50.9 sq m	98
RF.3.03	1	552 sq ft/51.3 sq m	99
RF.3.04	2	865 sq ft/80.4 sq m	105
RF.3.05	2	820 sq ft/76.2 sq m	108
RF.3.06	2	826 sq ft/76.7 sq m	110
RF.3.07	1	561 sq ft/52.1 sq m	97
RF.3.08	2	770 sq ft/71.5 sq m	113



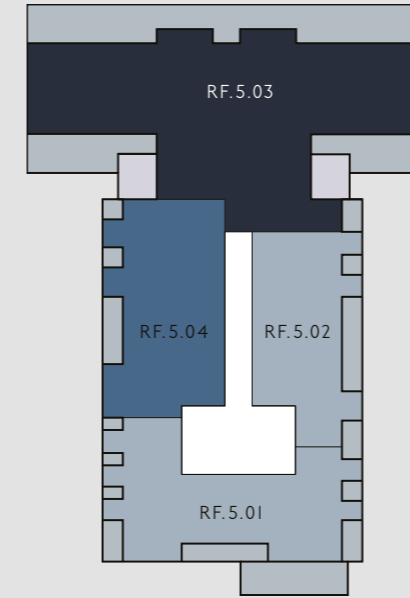
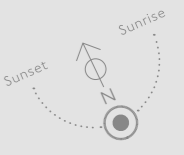
Fourth floor

Apt. No.	Bedrooms	Gross Internal Area	Page
RF.4.01	2	1,071 sq ft/99.5 sq m	114
RF.4.02	1	548 sq ft/50.9 sq m	98
RF.4.03	1	552 sq ft/51.3 sq m	99
RF.4.04	2	859 sq ft/79.8 sq m	106
RF.4.05	2	817 sq ft/75.9 sq m	109
RF.4.06	2	818 sq ft/76 sq m	111
RF.4.07	1	561 sq ft/52.1 sq m	97
RF.4.08	2	770 sq ft/71.5 sq m	113

	One bedroom		Corridor		Plant area
	Two bedroom		Roof void		Bike store area
	Two bedroom duplex		Balcony / Roof terrace		
	Three bedroom		Shared ownership		

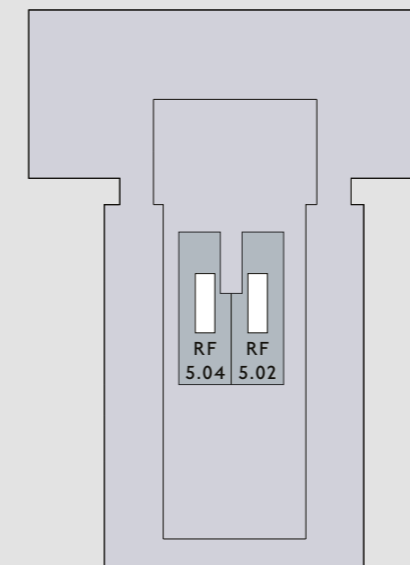
Directory

Fifth floor



Fifth floor

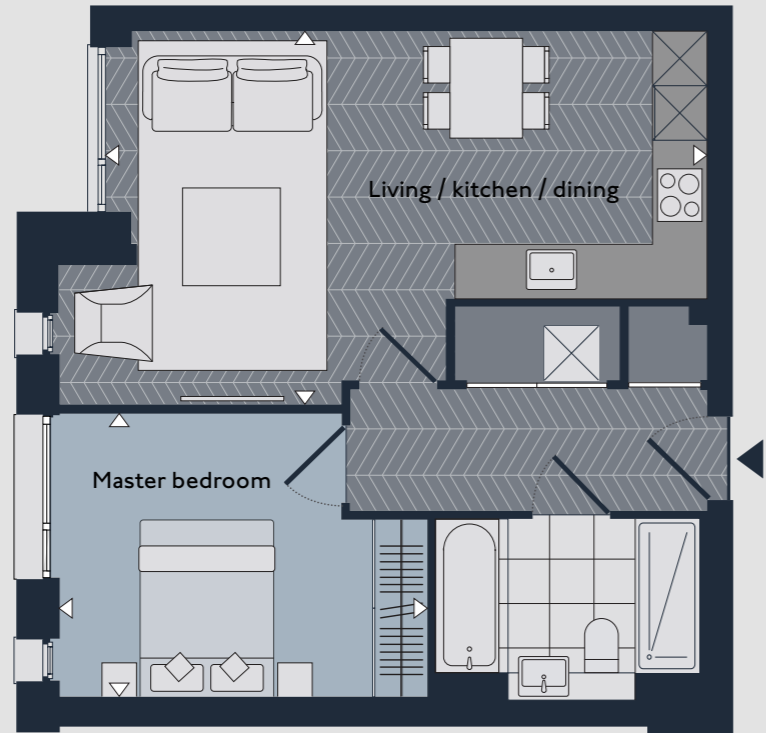
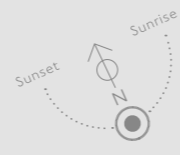
Apt. No.	Bedrooms	Gross Internal Area	Page
RF.5.01	1	833 sq ft/77.4 sq m	100
RF.5.02	1	731 sq ft/67.9 sq m	101
RF.5.03	3	1,785 sq ft/165.8 sq m	120
RF.5.04	2	992 sq ft/92.2sq m	115



Roof terrace

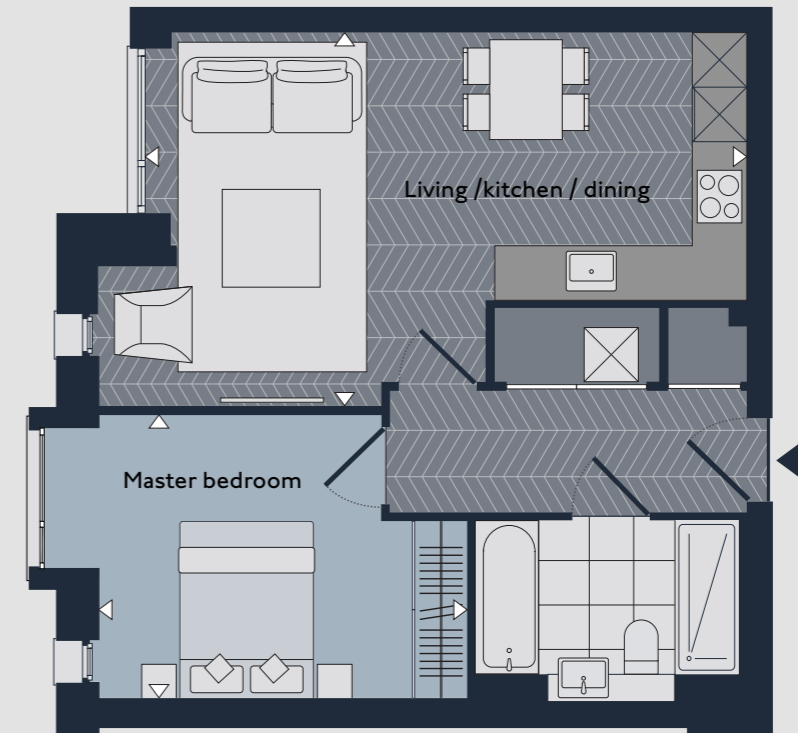
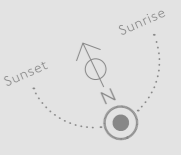
One bedroom

Apartment No. RF.1.06
First floor

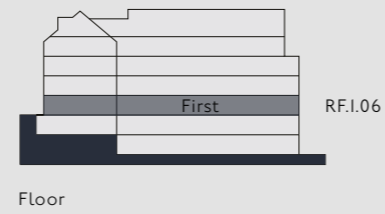
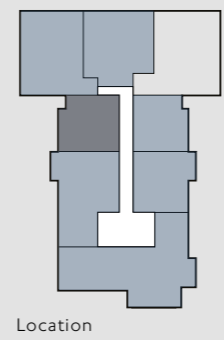


One bedroom

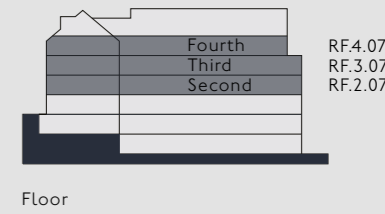
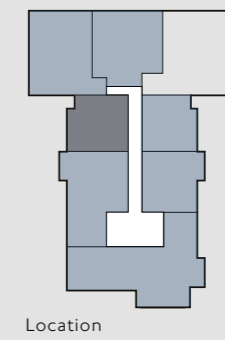
Apartment No. RF.2.07, RF.3.07, RF.4.07
Second, third and fourth floor



	Sq ft	Sq m
Total area	552	51.3
	ft	mm
Living / kitchen / dining	20' 8" x 13' 6"	6,290 x 4,125
Master bedroom	13' 4" x 10' 3"	4,065 x 3,120

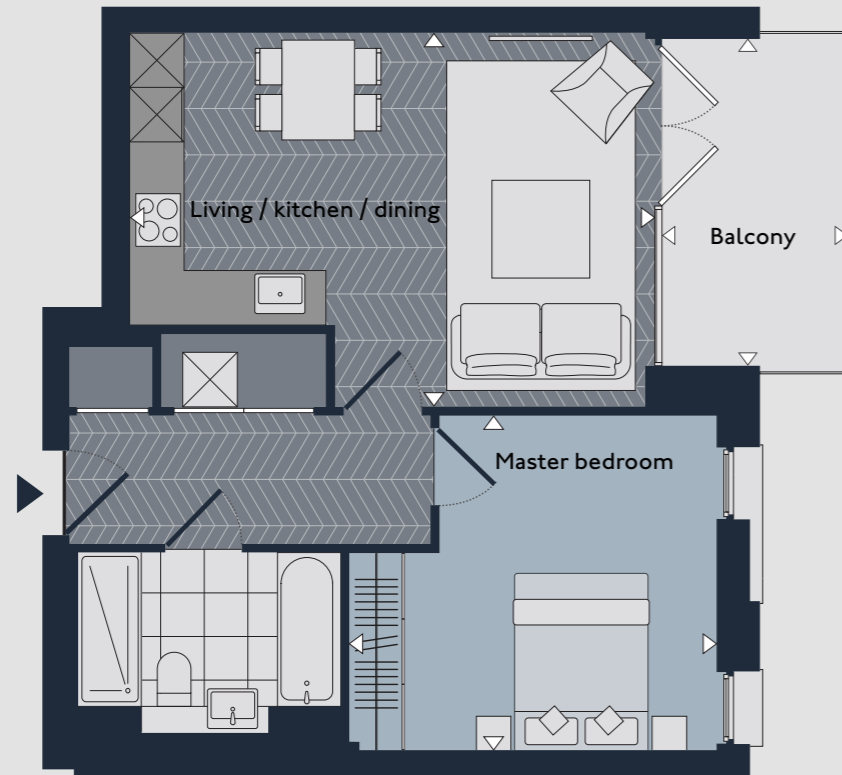
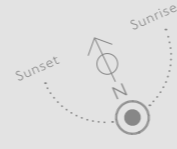


	Sq ft	Sq m
Total area	561	52.1
	ft	mm
Living / kitchen / dining	20' 8" x 13' 6"	6,290 x 4,125
Master bedroom	13' 4" x 10' 3"	4,065 x 3,120



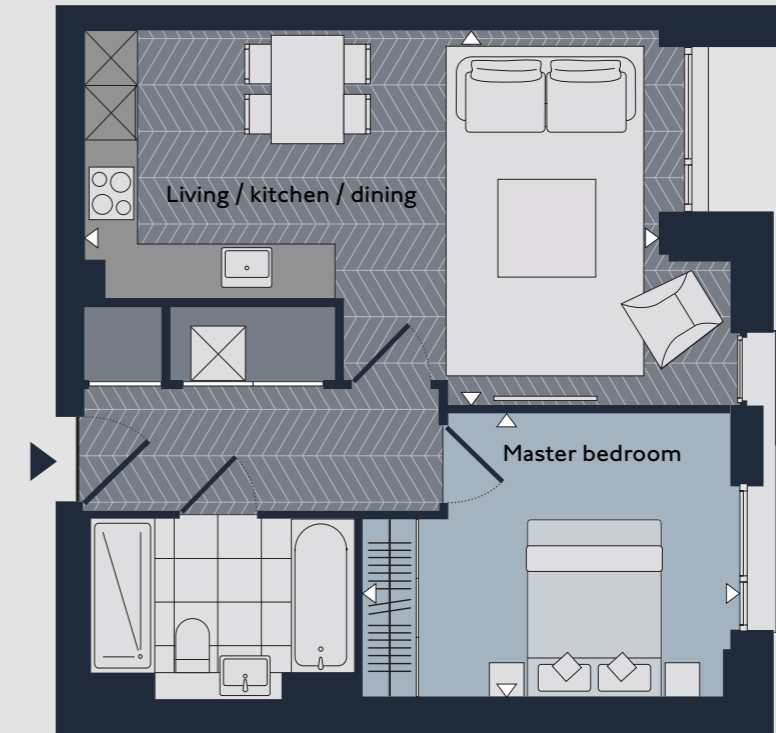
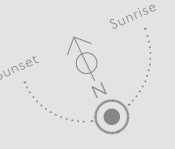
One bedroom

Apartment No. RF.1.02, RF.2.02, RF.3.02, RF.4.02
First, second, third and fourth floor

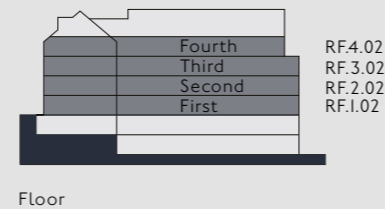
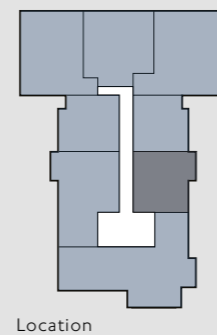


One bedroom

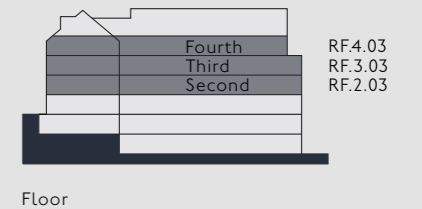
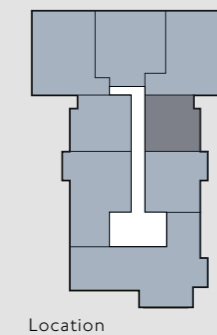
Apartment No. RF.2.03, RF.3.03, RF.4.03
Second, third and fourth floor



	Sq ft	Sq m
Total area	624	58
External area	77	7.1
Internal area	548	50.9
	ft	mm
Living / kitchen / dining	18' 6" x 13' 6"	5,630 x 4,120
Master bedroom	13' 3" x 12' 1"	4,050 x 3,680
Balcony	11' 10" x 6' 6"	3,610 x 1,970

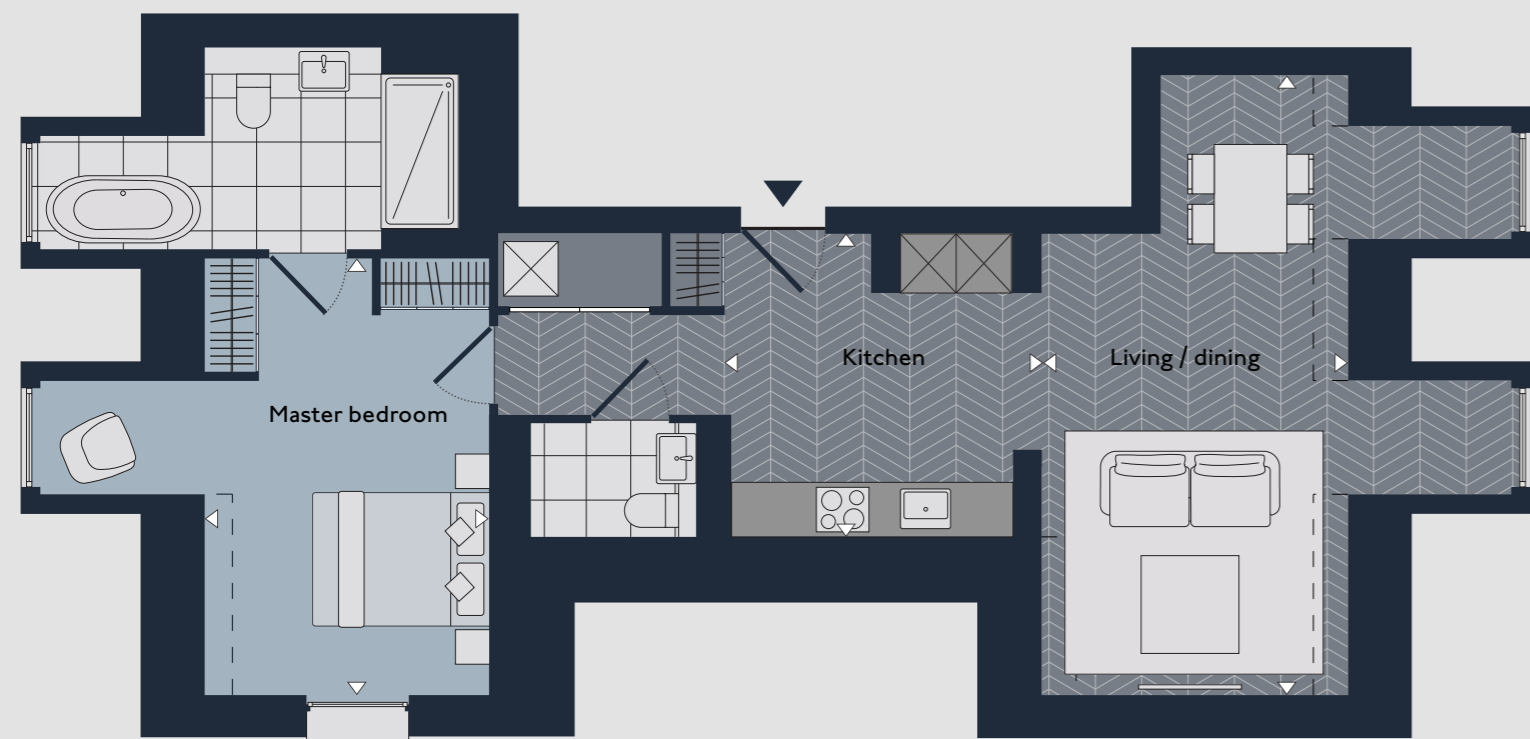
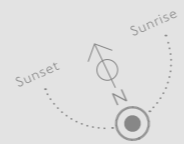


	Sq ft	Sq m
Total area	552	51.3
	ft	mm
Living / kitchen / dining	20' 8" x 13' 6"	6,290 x 4,125
Master bedroom	13' 4" x 10' 5"	4,065 x 3,185



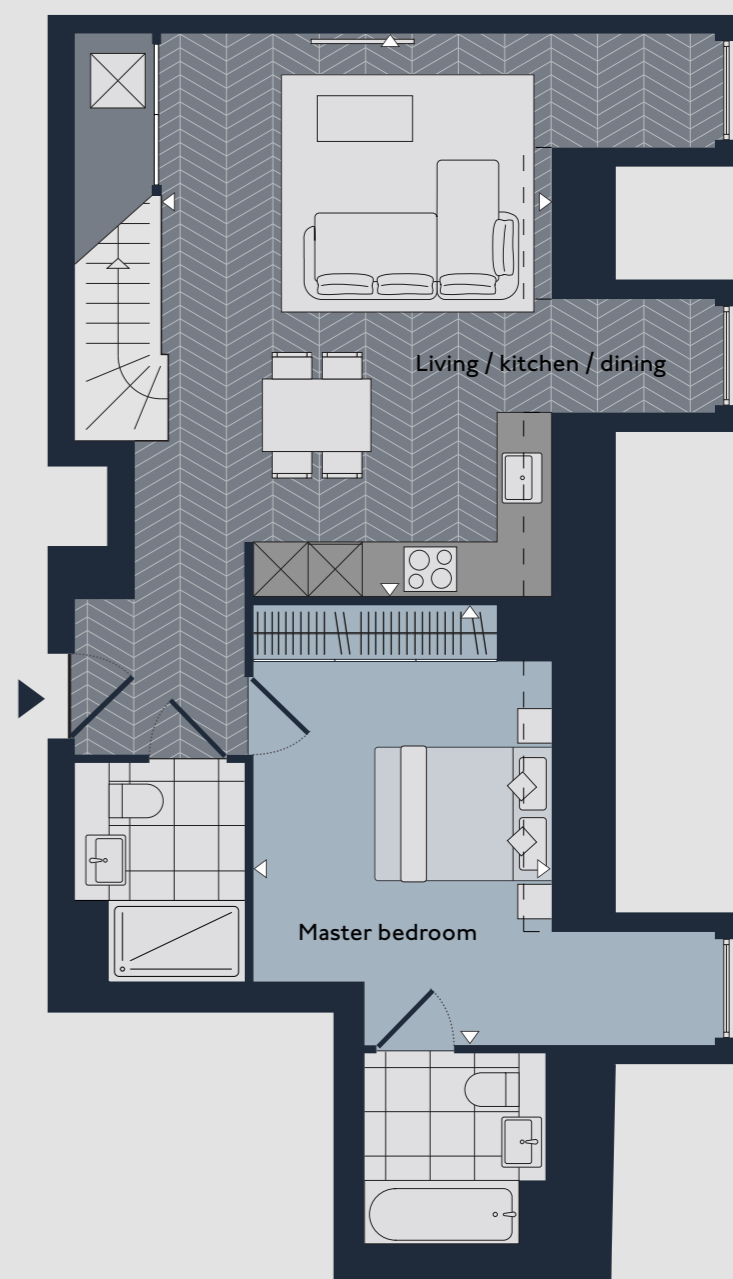
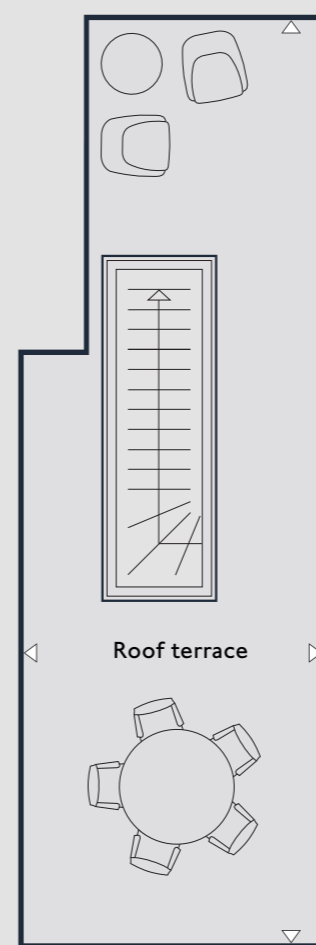
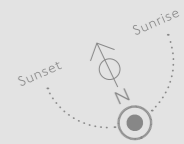
One bedroom

Apartment No. RF.5.01
Fifth floor

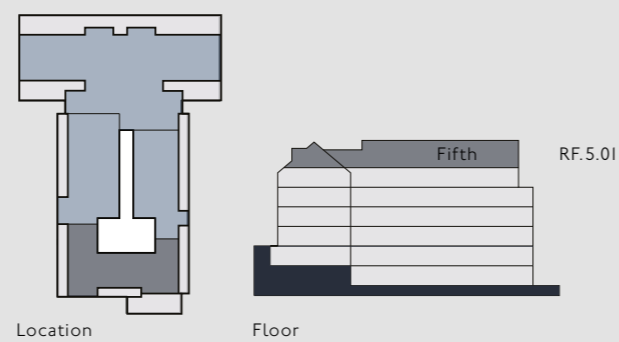


One bedroom

Apartment No. RF.5.02
Fifth floor

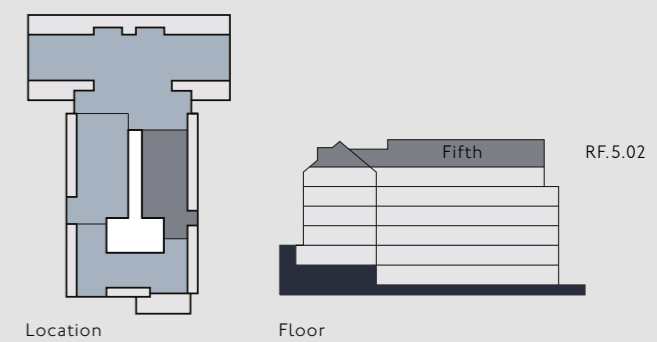


	Sq ft	Sq m
Total area	833	774
Living / dining	22' 4" x 11' 4"	6,805 x 3,460
Kitchen	12' 1" x 11' 5"	3,695 x 3,470
Master bedroom	15' 8" x 10' 7"	4,785 x 3,230



dashed line shows variation of ceiling heights, please contact your sales agent for details

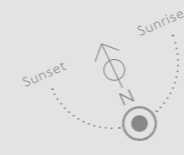
	Sq ft	Sq m
Total area	1,091	101.3
External area	360	33.4
Internal area	731	679
Living / kitchen / dining	20' 11" x 14' 4"	6,365 x 4,380
Master bedroom	15' 9" x 11' 8"	4,790 x 3,560
Roof terrace	33' 5" x 10' 9"	10,175 x 3,285



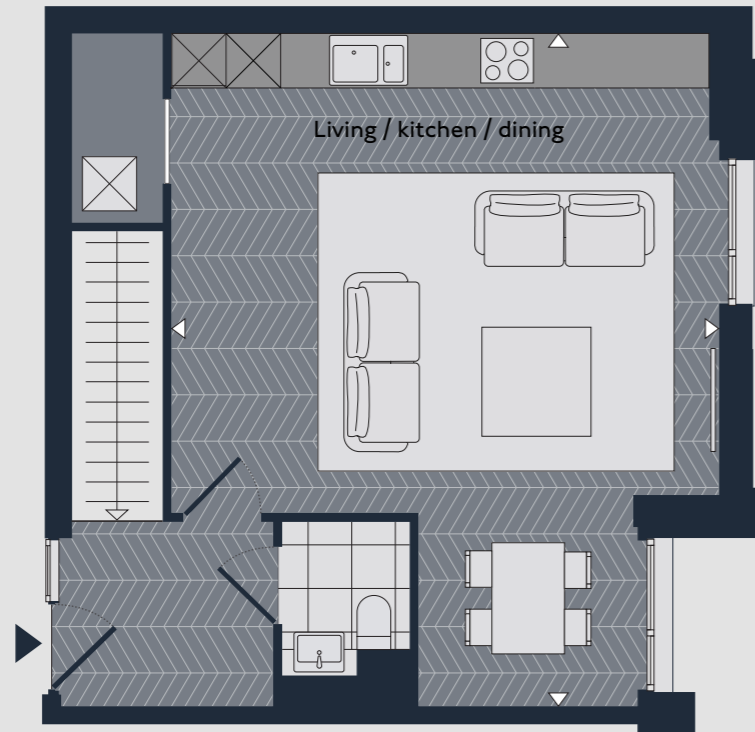
dashed line shows variation of ceiling heights, please contact your sales agent for details

Two bedroom

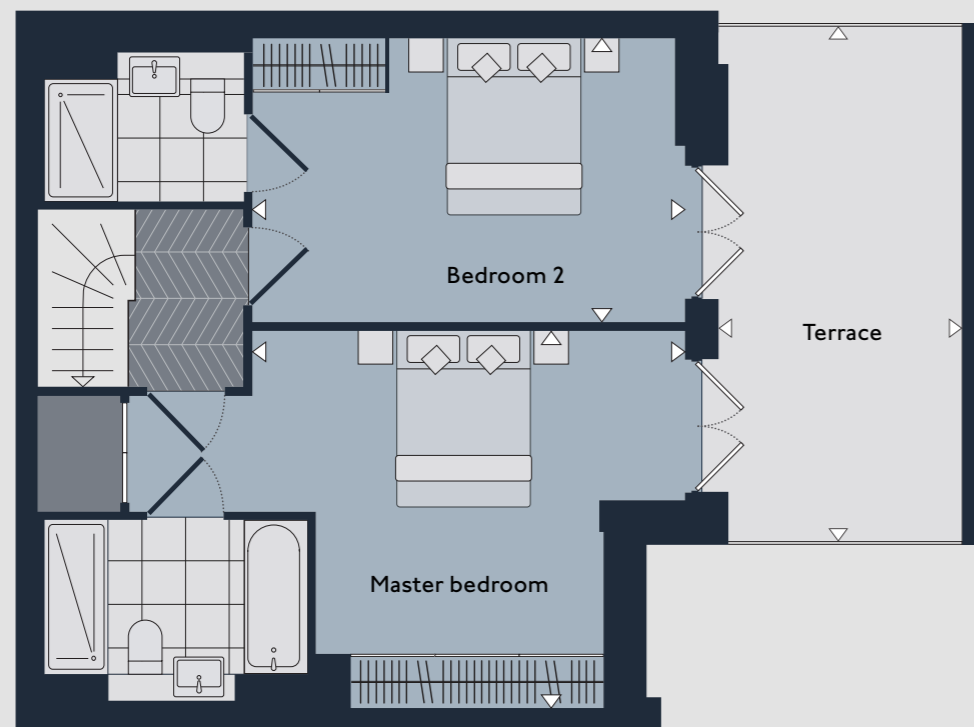
Apartment No. R.F.G.01
Ground floor



Ground

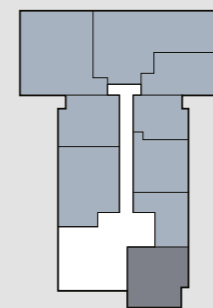


Lower ground

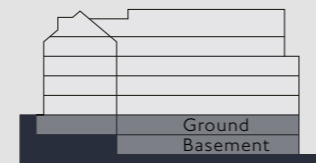


	Sq ft	Sq m
Total area	1,257	116.8
External area	162	15.0
Internal area	1,096	101.8

	ft	mm
Living / kitchen / dining	24' 2" x 19' 1"	7,360 x 6,080
Master bedroom	15' 8" x 13' 8"	4,765 x 4,165
Bedroom 2	15' 8" x 10' 3"	4,765 x 3,115
Terrace	18' 3" x 8' 10"	5,560 x 2,685



Location

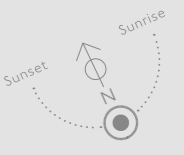


Floor

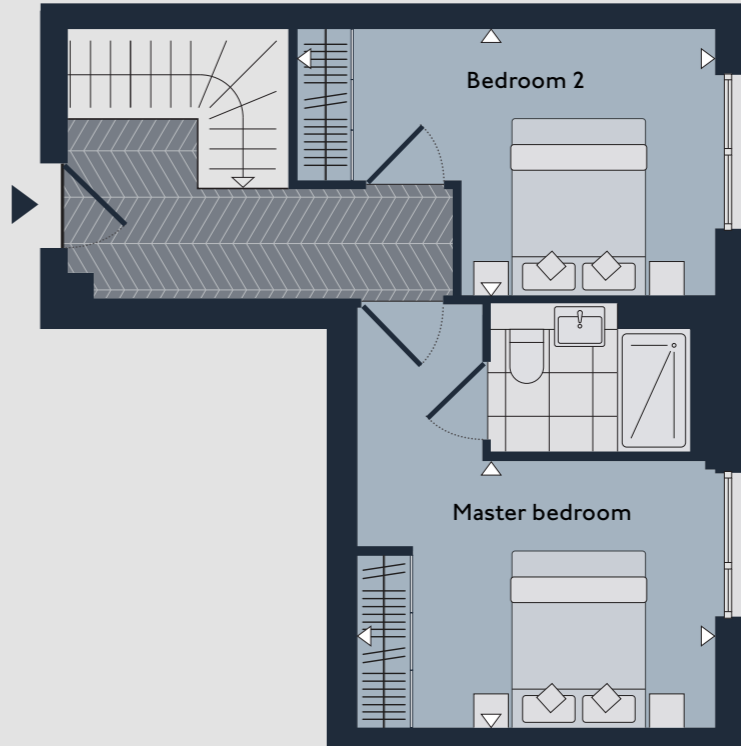
R.F.G.01

Two bedroom

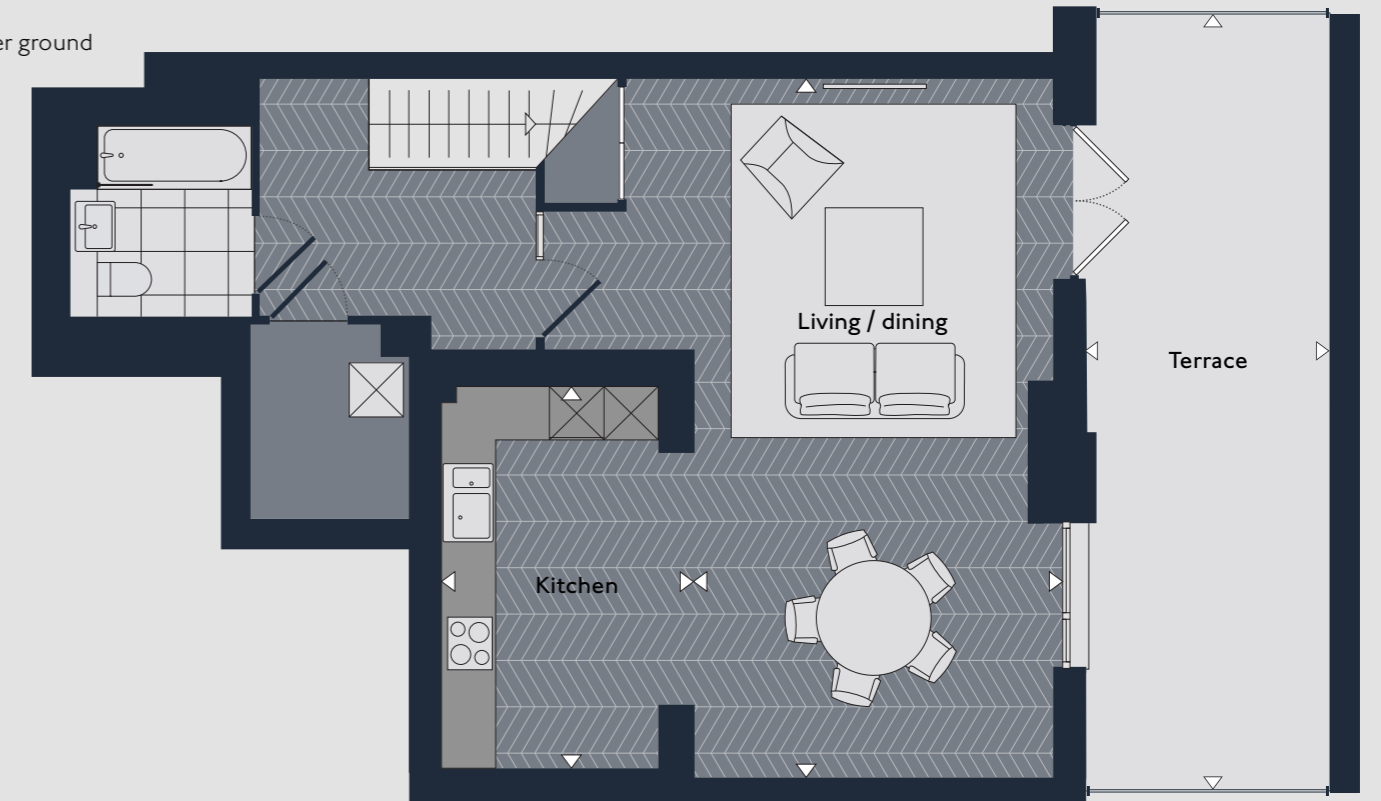
Apartment No. R.F.G.02
Ground floor



Ground

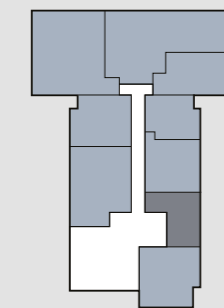


Lower ground

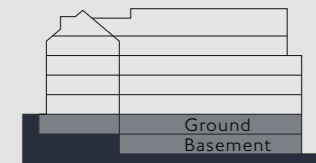


	Sq ft	Sq m
Total area	1,399	130
External area	248	23.0
Internal area	1,152	107

	ft	mm
Living / dining	25' 3" x 12' 12"	7,690 x 3,950
Kitchen	13' 11" x 9' 1"	4,250 x 2,760
Master bedroom	12' 11" x 9' 4"	3,940 x 2,850
Bedroom 2	14' 12" x 9' 9"	4,570 x 2,965
Terrace	27' 9" x 8' 10"	8,450 x 2,685



Location

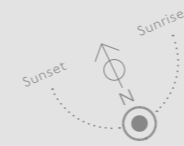


Floor

R.F.G.02

Two bedroom

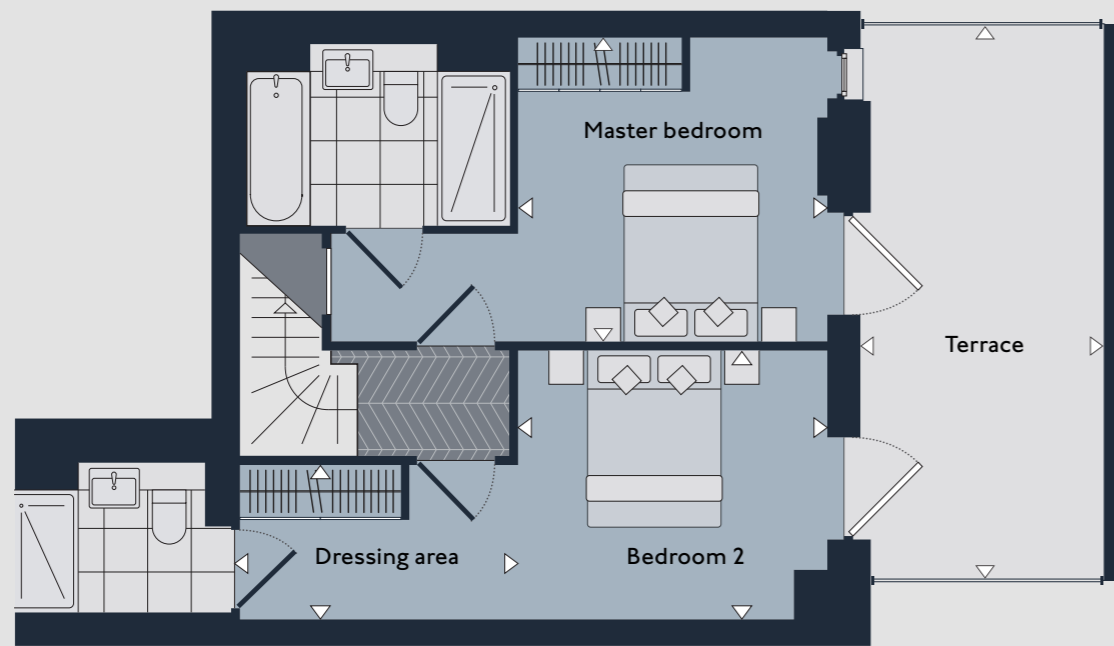
Apartment No. RF.G.03
Ground floor



Ground

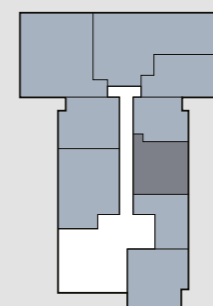


Lower ground

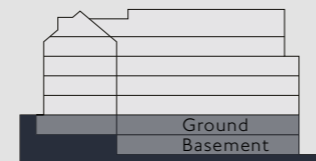


	Sq ft	Sq m
Total area	1,167	108.4
External area	174	16.2
Internal area	992	92.2

	ft	mm
Living / kitchen / dining	20' 10" x 17' 9"	6,360 x 5,420
Master bedroom	11' 2" x 11' 2"	3,405 x 3,400
Bedroom 2	11' 2" x 9' 7"	3,405 x 2,910
Dressing area	10' 1" x 5' 7"	3,065 x 1,710
Terrace	19' 9" x 8' 10"	6,030 x 2,685



Location

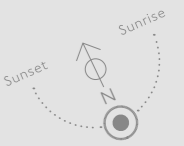


Floor

RF.G.03

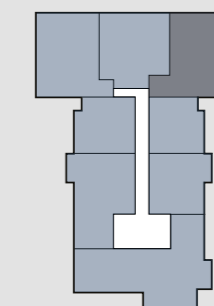
Two bedroom

Apartment No. RF.1.03, RF.2.04, RF.3.04
First, second and third floor

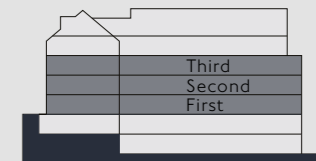


	Sq ft	Sq m
Total area	913	84.8
External area	47	4.4
Internal area	865	80.4

	ft	mm
Living / kitchen / dining	21' 11" x 15' 7"	6,685 x 4,760
Master bedroom	12' 7" x 9' 3"	3,840 x 2,810
Bedroom 2	13' 4" x 9' 4"	4,070 x 2,850
Balcony	9' 7" x 4' 11"	2,930 x 1,500



Location

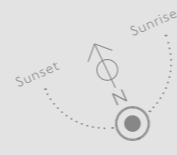


Floor

RF.3.04
RF.2.04
RF.1.03

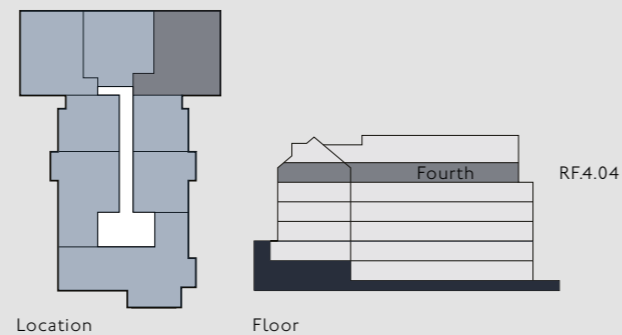
Two bedroom

Apartment No. RF4.04
Fourth floor



	Sq ft	Sq m
Total area	906	84.2
External area	47	4.4
Internal area	859	79.8

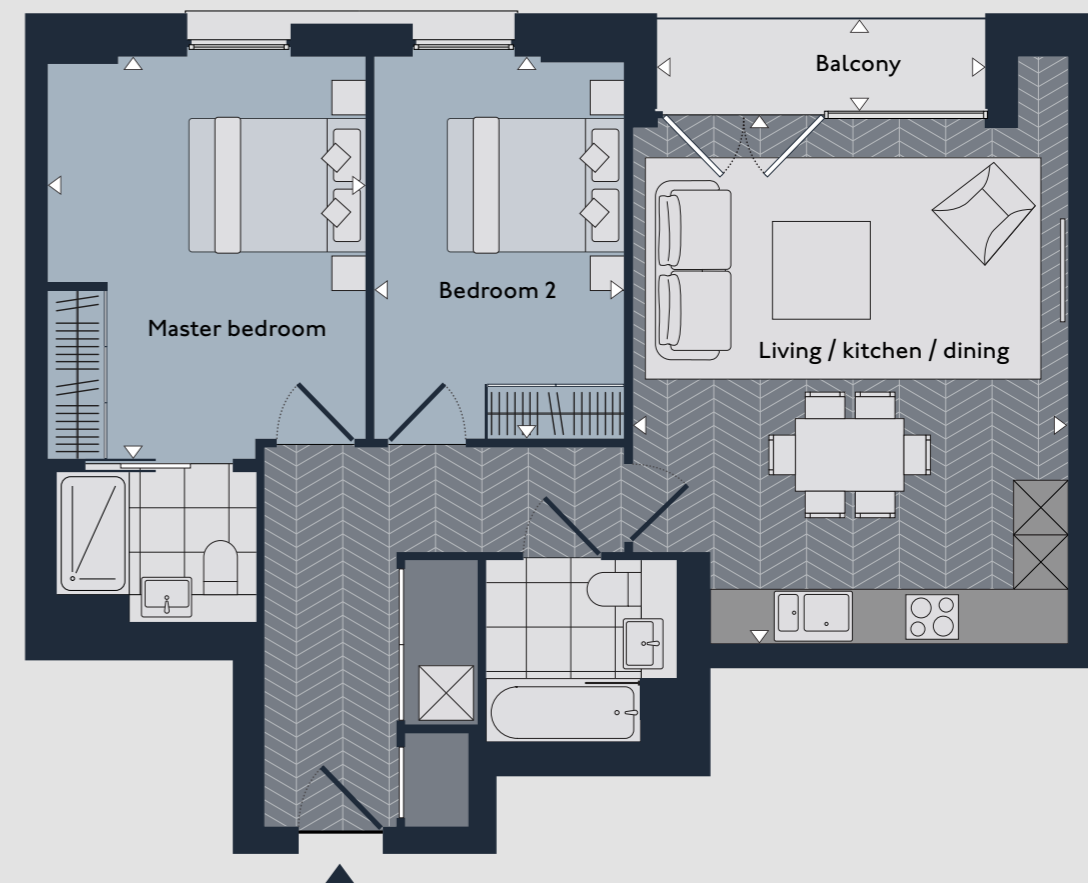
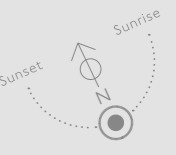
	ft	mm
Living / kitchen / dining	21' 11" x 15' 7"	6,685 x 4,760
Master bedroom	12' 7" x 9' 1"	3,840 x 2,765
Bedroom 2	13' 2" x 9' 4"	4,025 x 2,850
Balcony	9' 7" x 4' 11"	2,930 x 1,500



dashed line shows variation of ceiling heights, please contact your sales agent for details

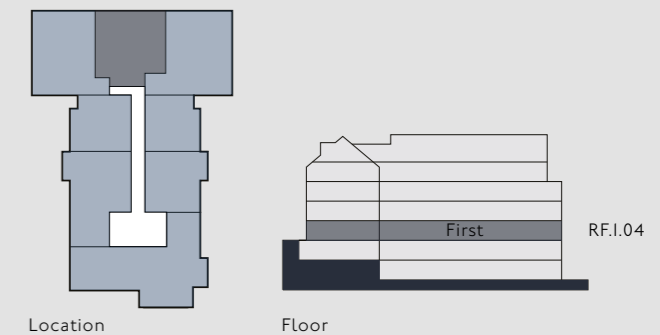
Two bedroom

Apartment No. RF1.04
First floor



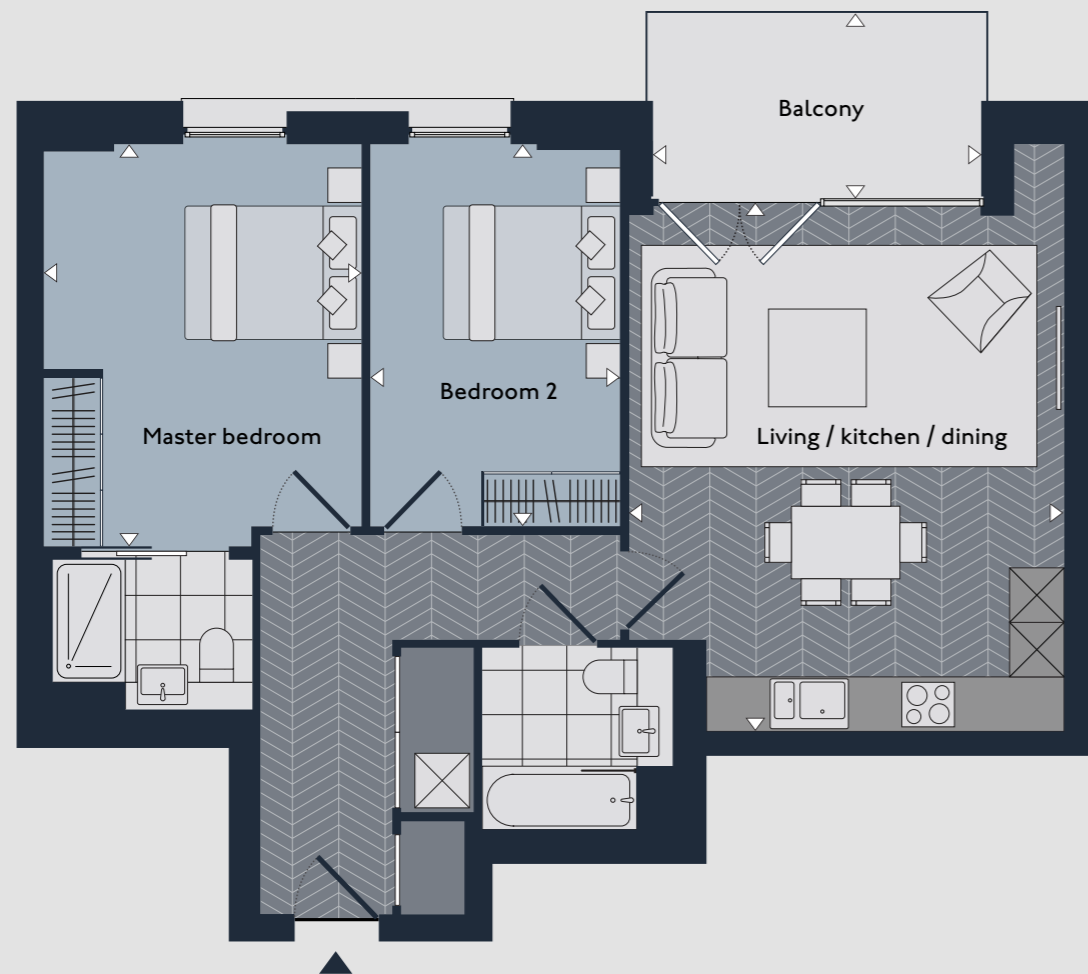
	Sq ft	Sq m
Total area	857	79.6
External area	37	3.4
Internal area	820	76.2

	ft	mm
Living / kitchen / dining	18' 6" x 15' 10"	5,630 x 4,835
Master bedroom	14' 6" x 11' 4"	4,430 x 3,445
Bedroom 2	13' 8" x 9' 0"	4,160 x 2,750
Terrace	11' 10" x 3' 1"	3,610 x 950



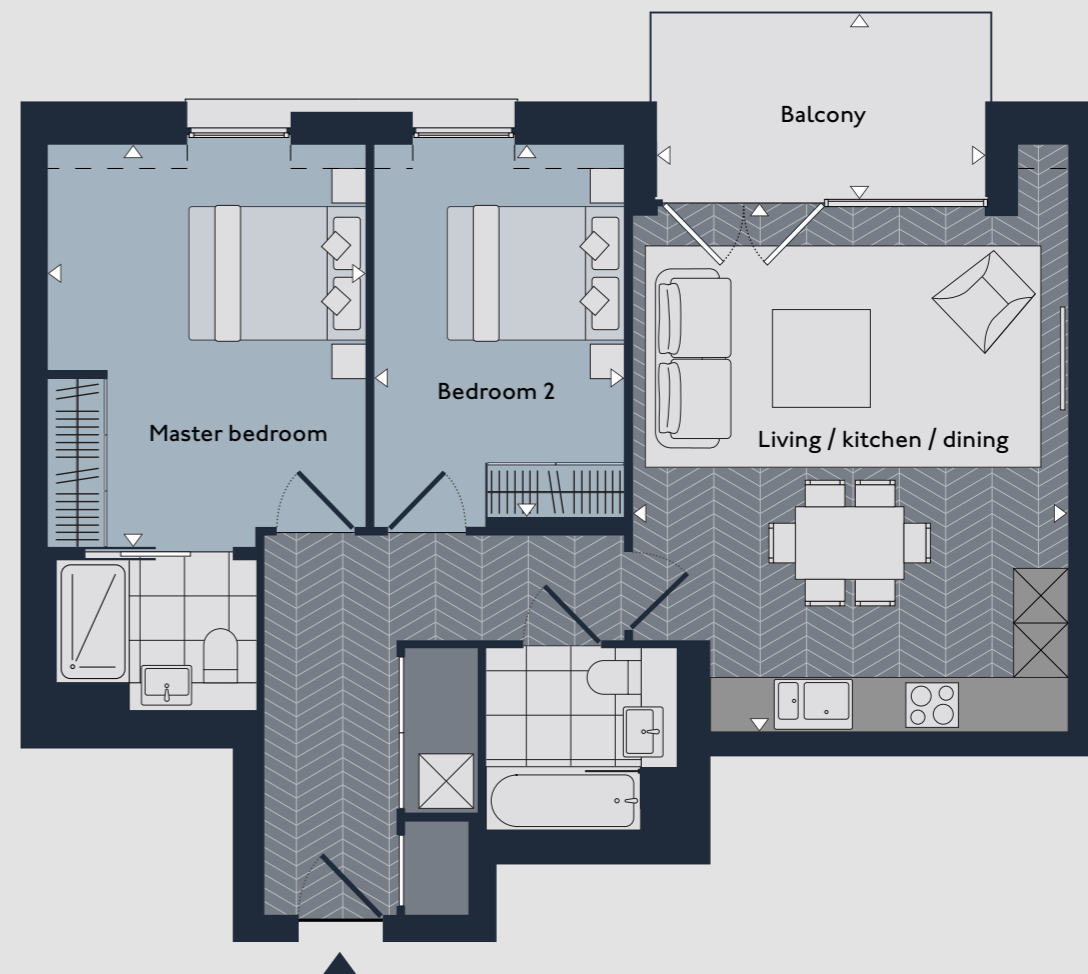
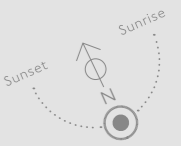
Two bedroom

Apartment No. RF.2.05, RF.3.05
Second and third floor



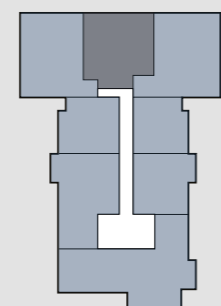
Two bedroom

Apartment No. RF.4.05
Fourth floor

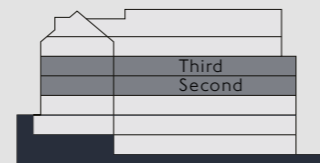


	Sq ft	Sq m
Total area	897	83.3
External area	76	7.1
Internal area	820	76.2

	ft	mm
Living / kitchen / dining	18' 6" x 15' 10"	5,630 x 4,835
Master bedroom	14' 6" x 11' 4"	4,430 x 3,445
Bedroom 2	13' 8" x 9' 0"	4,160 x 2,750
Balcony	11' 10" x 6' 9"	3,610 x 2,050



Location

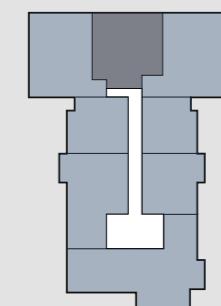


Floor

RF.3.05
RF.2.05

	Sq ft	Sq m
Total area	893	83
External area	76	7.1
Internal area	817	75.9

	ft	mm
Living / kitchen / dining	18' 6" x 15' 10"	5,630 x 4,835
Master bedroom	14' 4" x 11' 4"	4,380 x 3,445
Bedroom 2	12' 12" x 9' 0"	3,950 x 2,750
Balcony	11' 10" x 6' 5"	3,610 x 1,960



Location

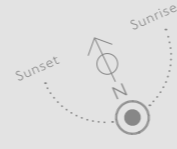


Floor

RF.4.05

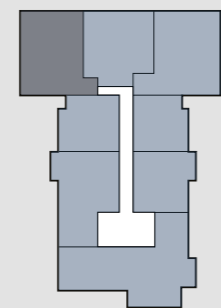
Two bedroom

Apartment No. RF.1.05, RF.2.06, RF.3.06
First, second and third floor

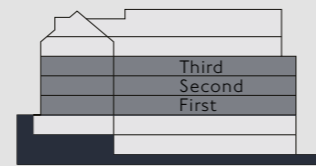


	Sq ft	Sq m
Total area	869	80.8
External area	44	4.1
Internal area	826	76.7

	ft	mm
Living / kitchen / dining	22' 10" x 16' 5"	6,960 x 5,010
Master bedroom	13' 3" x 9' 10"	4,040 x 3,000
Bedroom 2	12' 7" x 10' 11"	3,825 x 3,320
Balcony	8' 11" x 4' 11"	2,710 x 1,500



Location

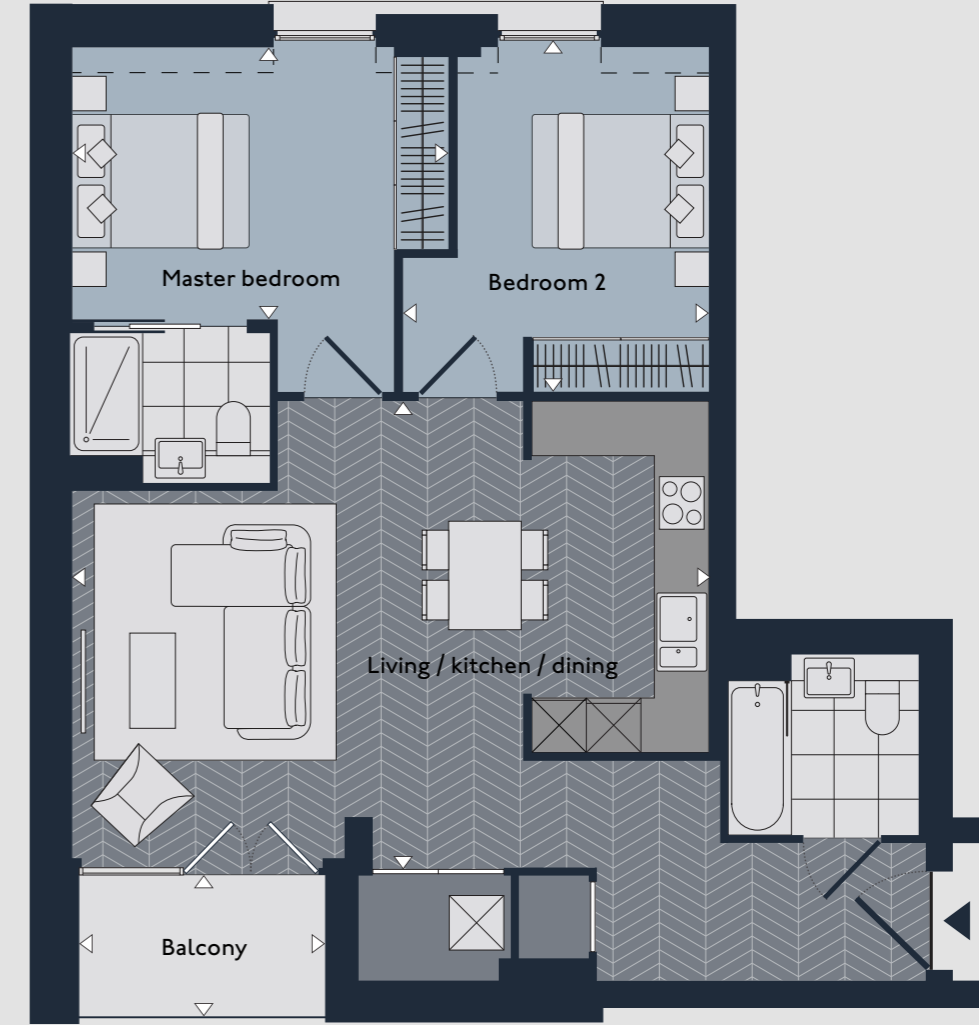
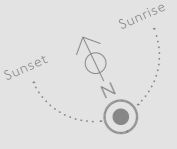


Floor

RF.3.06
RF.2.06
RF.1.05

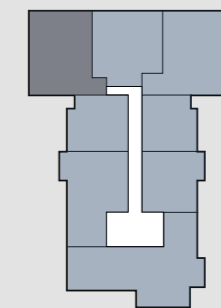
Two bedroom

Apartment No. RF.4.06
Fourth floor

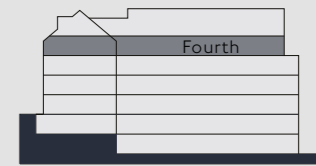


	Sq ft	Sq m
Total area	864	80.2
External area	46	4.2
Internal area	818	76.0

	ft	mm
Living / kitchen / dining	22' 10" x 16' 9"	6,960 x 5,110
Master bedroom	13' 3" x 9' 10"	4,040 x 3,000
Bedroom 2	12' 5" x 10' 11"	3,780 x 3,320
Balcony	8' 11" x 4' 11"	2,710 x 1,500



Location

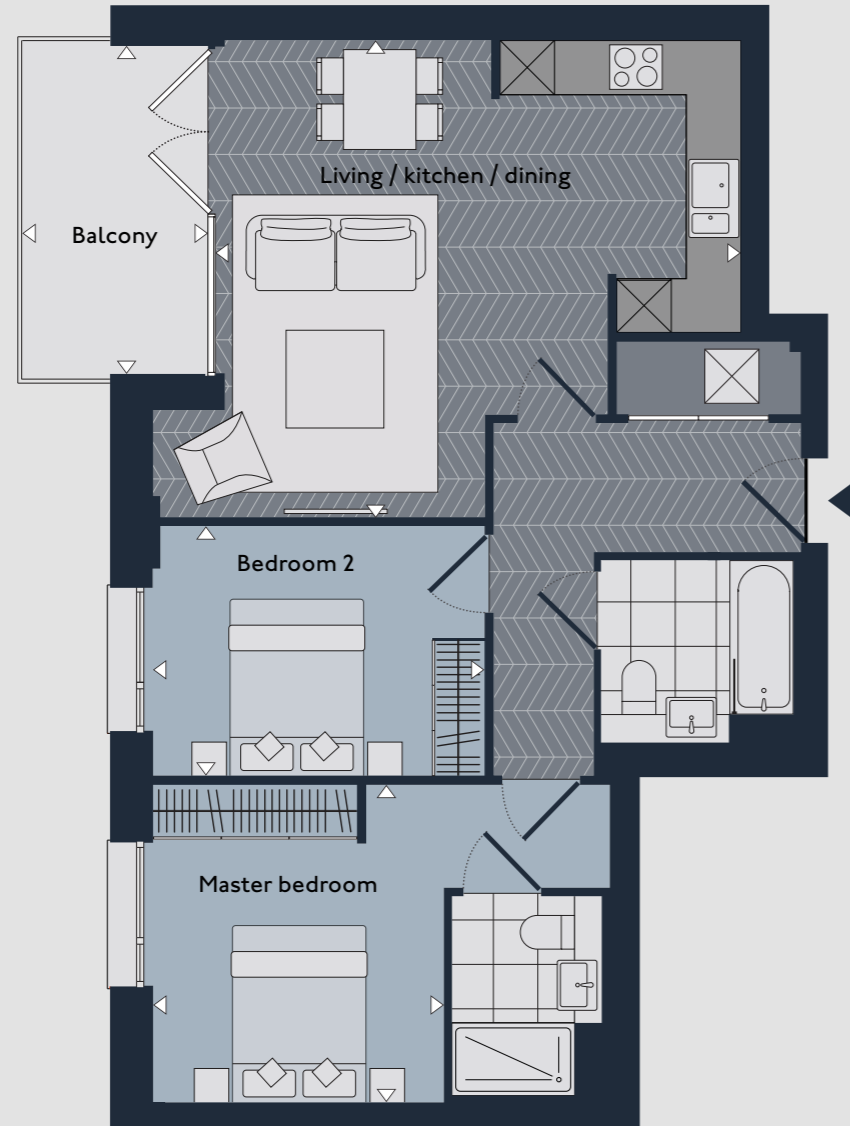
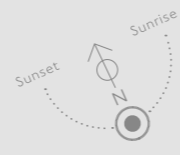


Floor

RF.4.06

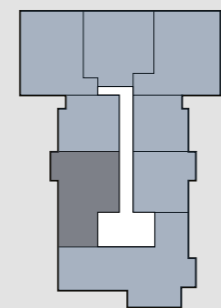
Two bedroom

Apartment No. RF.1.07
First floor



	Sq ft	Sq m
Total area	836	77.7
External area	80	7.4
Internal area	757	70.3

	ft	mm
Living / kitchen / dining	18' 6" x 17' 3"	5,630 x 5,255
Master bedroom	11' 4" x 10' 7"	3,450 x 3,215
Bedroom 2	12' 0" x 9' 0"	3,665 x 2,750
Balcony	11' 10" x 6' 6"	3,610 x 1,970



Location

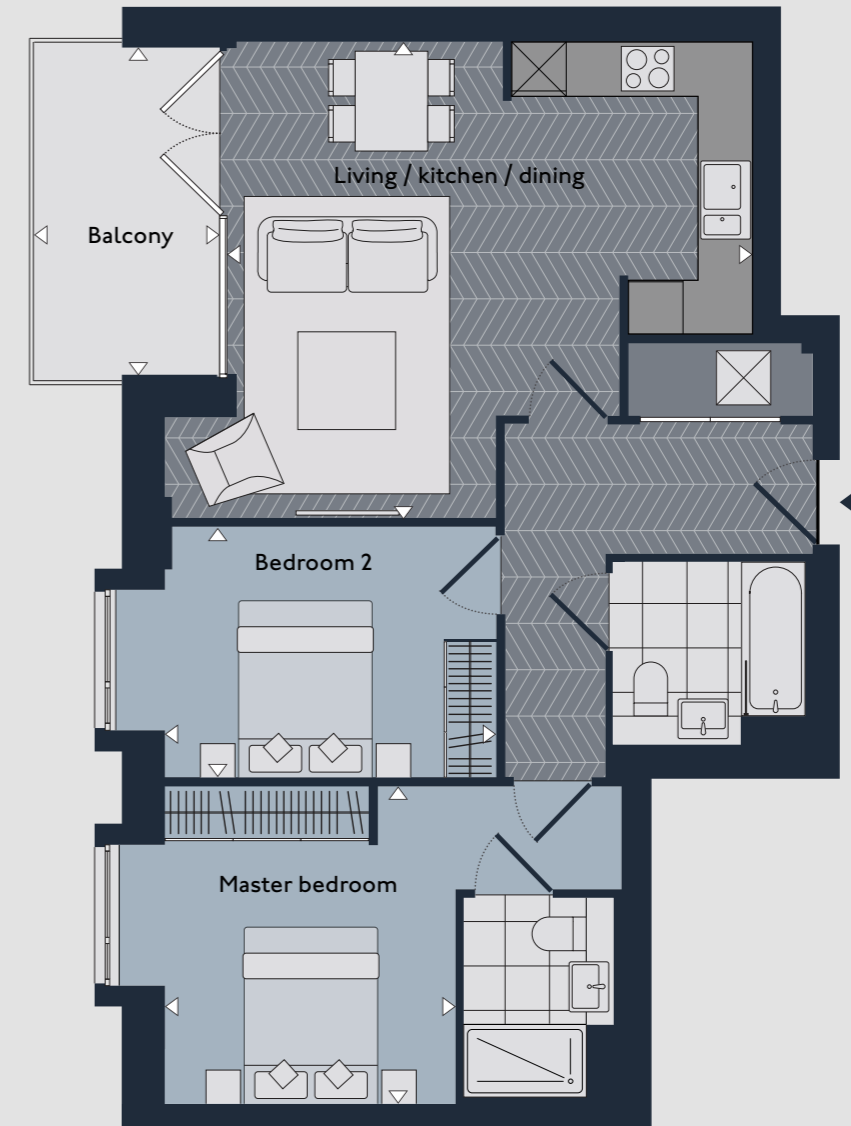
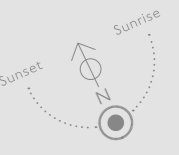


Floor

RF.1.04

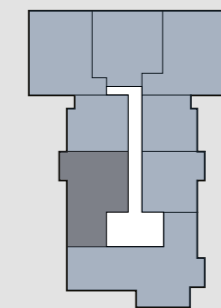
Two bedroom

Apartment No. RF.2.08, RF.3.08, RF.4.08
Second, third and fourth floor

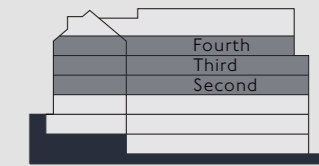


	Sq ft	Sq m
Total area	846	78.9
External area	77	7.1
Internal area	770	71.5

	ft	mm
Living / kitchen / dining	18' 6" x 17' 3"	5,630 x 5,255
Master bedroom	11' 4" x 10' 7"	3,450 x 3,215
Bedroom 2	12' 0" x 9' 0"	3,665 x 2,750
Balcony	11' 10" x 6' 6"	3,610 x 1,970



Location

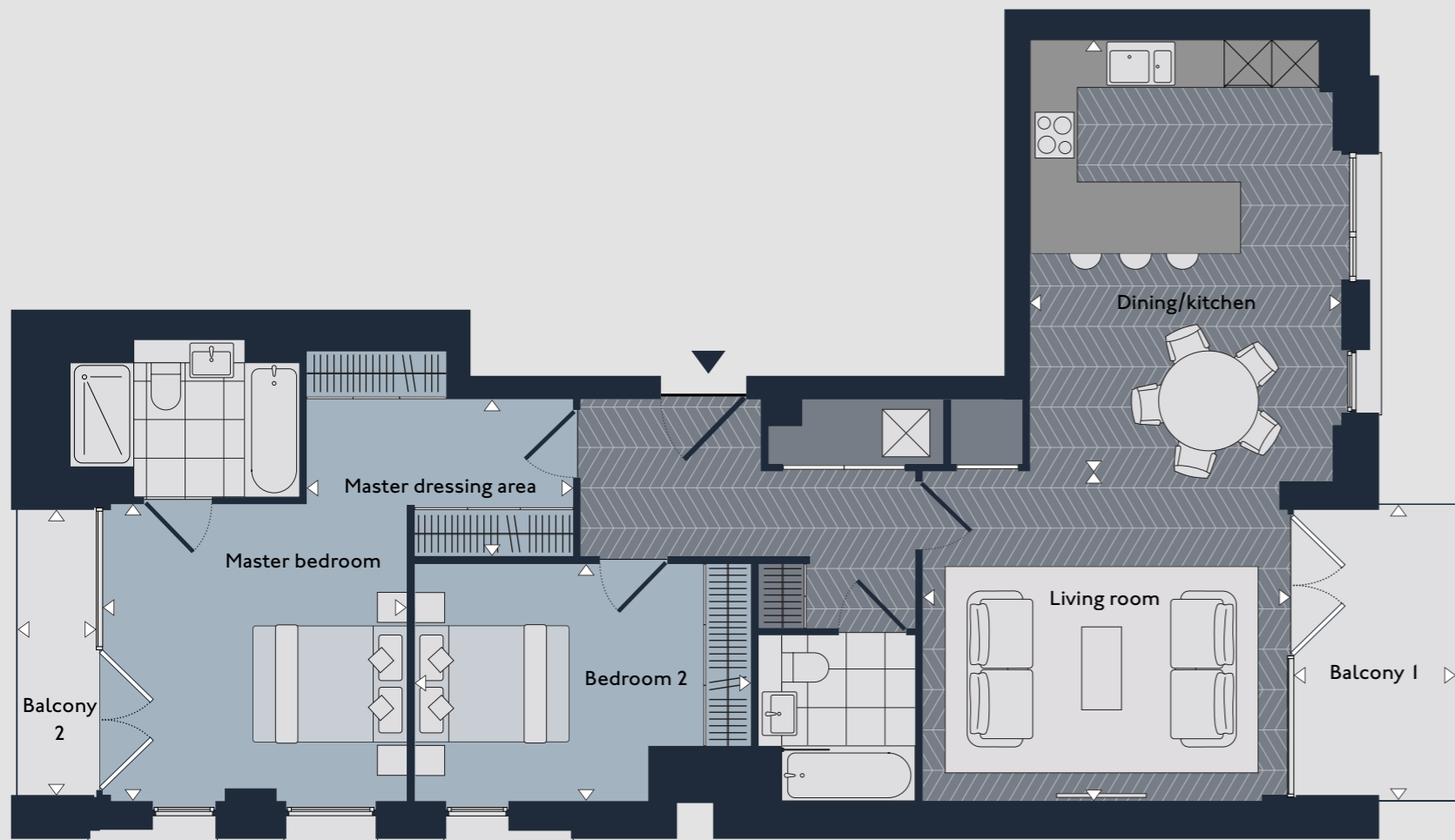
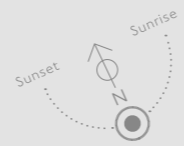


Floor

RF.4.08
RF.3.08
RF.2.08

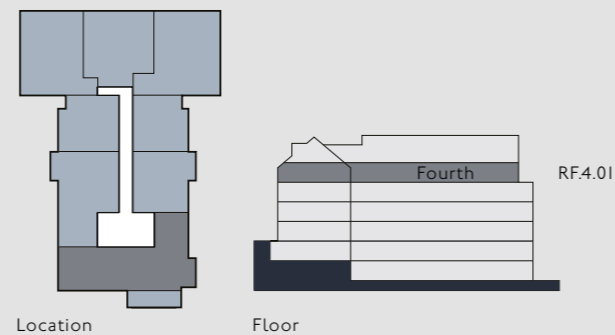
Two bedroom

Apartment No. RF.4.01
Fourth floor



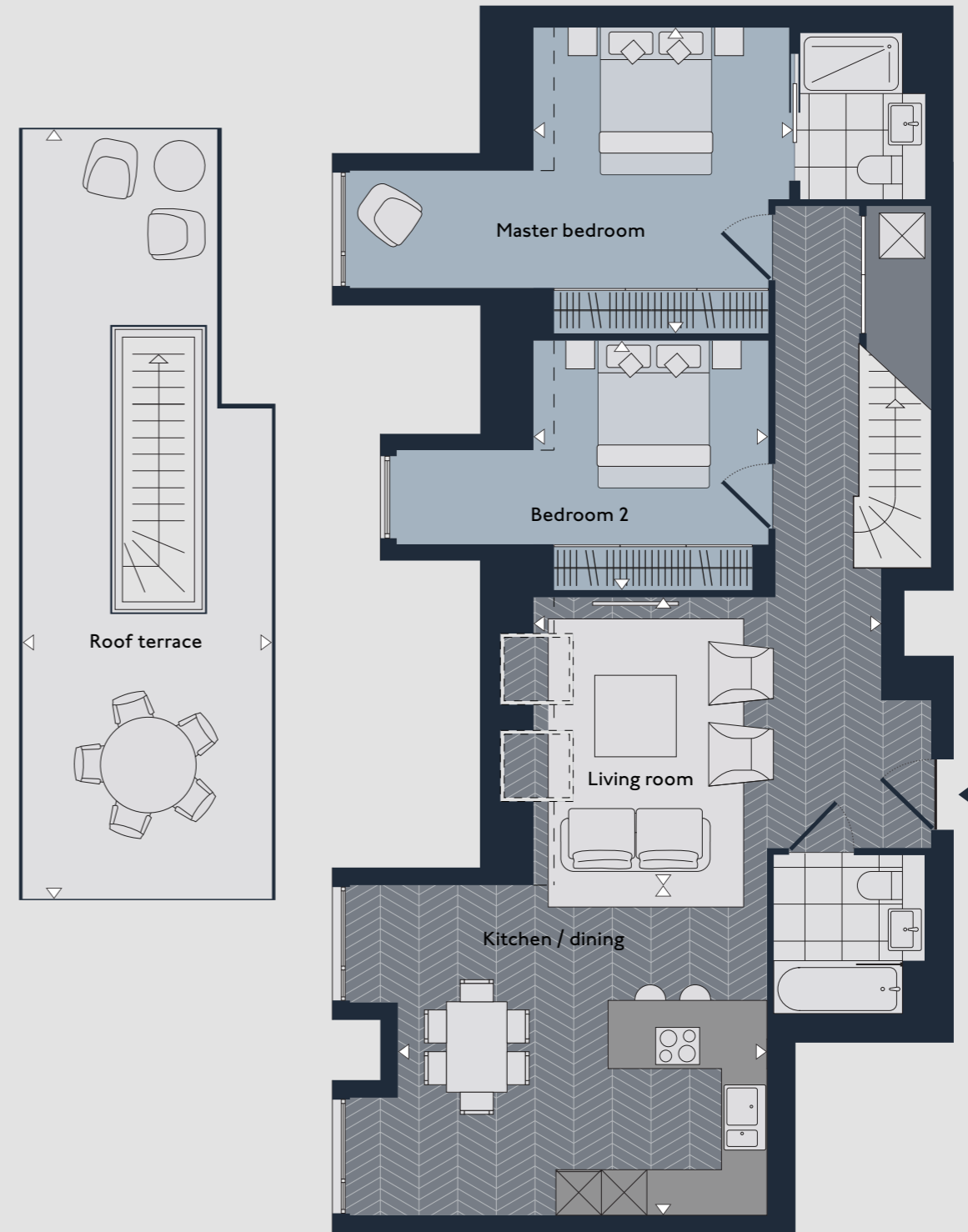
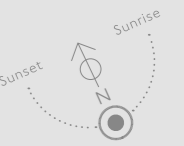
	Sq ft	Sq m
Total area	1,189	110.5
External area	118	11.0
Internal area	1,071	99.5

	ft	mm
Living room	14' 9" x 13' 8"	4,505 x 4,170
Kitchen / dining	18' 1" x 12' 11"	5,500 x 3,940
Master bedroom	12' 4" x 12' 3"	3,755 x 3,740
Master dressing area	10' 7" x 6' 6"	3,235 x 1,985
Bedroom 2	13' 12" x 9' 10"	4,255 x 3,000
Balcony 1	11' 10" x 6' 6"	3,610 x 1,970
Balcony 2	11' 10" x 3' 1"	3,610 x 950



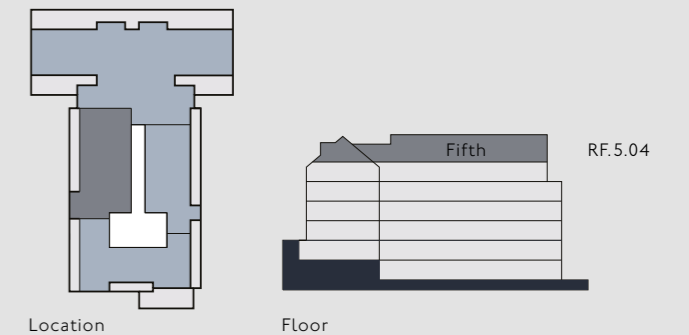
Two bedroom

Apartment No. RF.5.04
Fifth floor



	Sq ft	Sq m
Total area	1,324	123.0
External area	332	30.8
Internal area	992	92.2

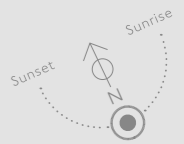
	ft	mm
Living room	15' 4" x 12' 2"	4,670 x 3,720
Kitchen / dining	15' 12" x 14' 4"	4,875 x 4,360
Master bedroom	13' 3" x 11' 4"	4,040 x 3,455
Bedroom 2	11' 1" x 10' 5"	3,370 x 3,180
Roof terrace	33' 5" x 10' 9"	10,175 x 3,285



dashed line shows variation of ceiling heights, please contact your sales agent for details

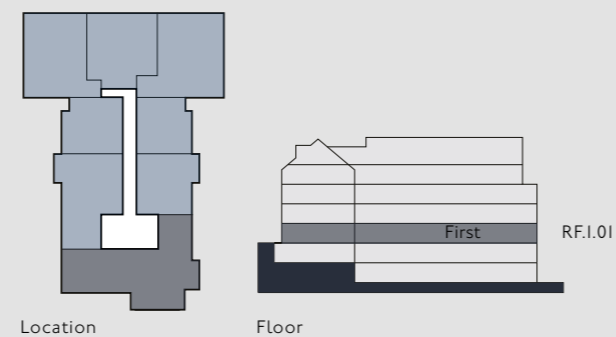
Three bedroom

Apartment No. RF.1.01
First floor



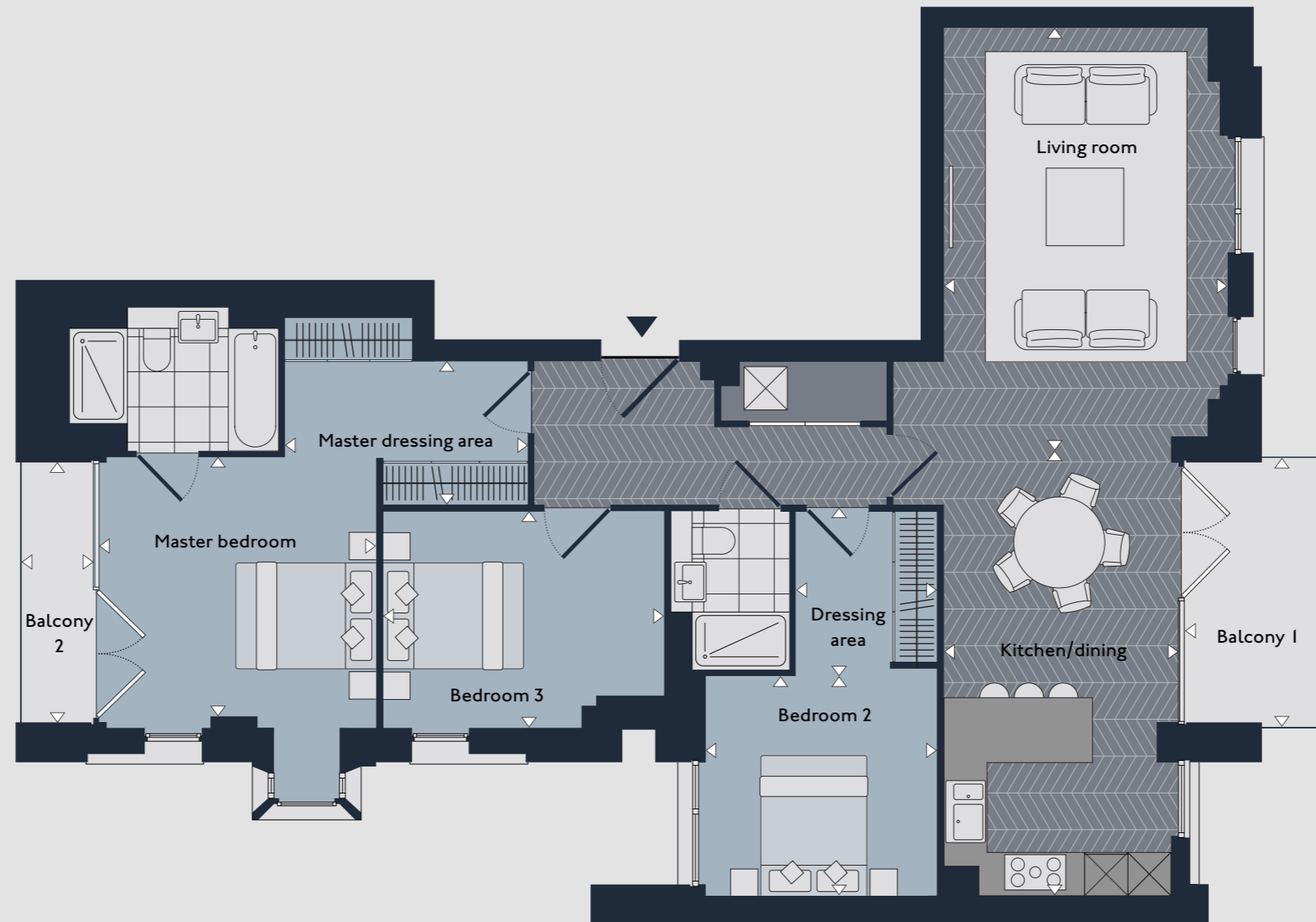
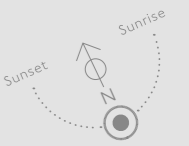
	Sq ft	Sq m
Total area	1,352	125.6
External area	118	11.0
Internal area	1,234	114.6

	ft	mm
Living room	18' 7" x 12' 11"	5,670 x 3,940
Kitchen / dining	20' 9" x 10' 4"	6,330 x 3,150
Master bedroom	12' 4" x 12' 3"	3,755 x 3,740
Master dressing area	10' 7" x 6' 6"	3,235 x 1,985
Bedroom 2	10' 6" x 9' 10"	3,205 x 2,985
Dressing area	7' 6" x 6' 5"	2,280 x 1,955
Bedroom 3	12' 10" x 9' 10"	3,900 x 3,000
Balcony 1	11' 10" x 6' 6"	3,610 x 1,970
Balcony 2	11' 10" x 3' 1"	3,610 x 950



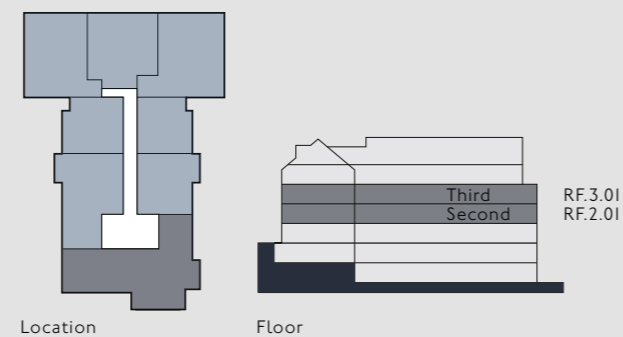
Three bedroom

Apartment No. RF.2.01, RF.3.01
Second and third floor



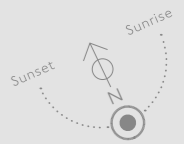
	Sq ft	Sq m
Total area	1,362	126.5
External area	118	11.0
Internal area	1,243	115.5

	ft	mm
Living room	18' 7" x 12' 11"	5,670 x 3,940
Kitchen / dining	20' 9" x 10' 4"	6,330 x 3,150
Master bedroom	12' 4" x 12' 3"	3,755 x 3,740
Master dressing area	10' 7" x 6' 6"	3,235 x 1,985
Bedroom 2	10' 6" x 9' 10"	3,205 x 2,985
Dressing area	7' 6" x 6' 5"	2,280 x 1,955
Bedroom 3	12' 10" x 9' 10"	3,900 x 3,000
Balcony 1	11' 10" x 6' 6"	3,610 x 1,970
Balcony 2	11' 10" x 3' 1"	3,610 x 950



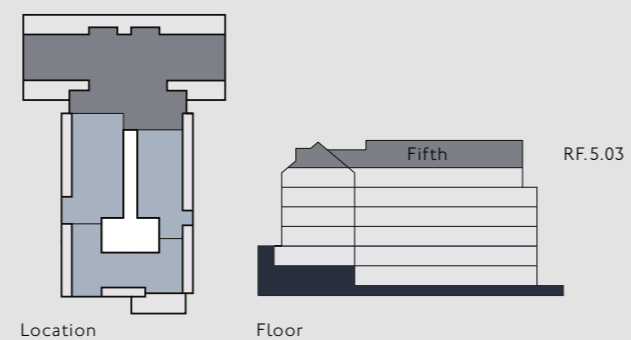
Three bedroom

Apartment No. RF.5.03
Fifth floor



	Sq ft	Sq m
Total area	1,946	180.8
External area	161	15.0
Internal area	1,785	165.8

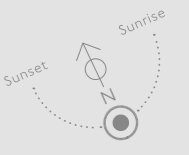
	ft	mm
Living room	20' 4" x 20' 1"	6,205 x 6,125
Kitchen / dining	15' 10" x 13' 9"	4,835 x 4,180
Master bedroom	15' 0" x 11' 3"	4,575 x 3,440
Master dressing area	12' 10" x 8' 3"	3,905 x 2,520
Bedroom 2	11' 4" x 11' 3"	3,460 x 3,440
Dressing area	14' 6" x 8' 10"	4,430 x 2,680
Bedroom 3	12' 4" x 11' 5"	3,752 x 3,490
Balcony 1	11' 0" x 7' 4"	3,365 x 2,225
Balcony 2	11' 10" x 7' 4"	3,365 x 2,225



dashed line shows variation of ceiling heights, please contact your sales agent for details

Spa & gym

Accessible through Willoughby

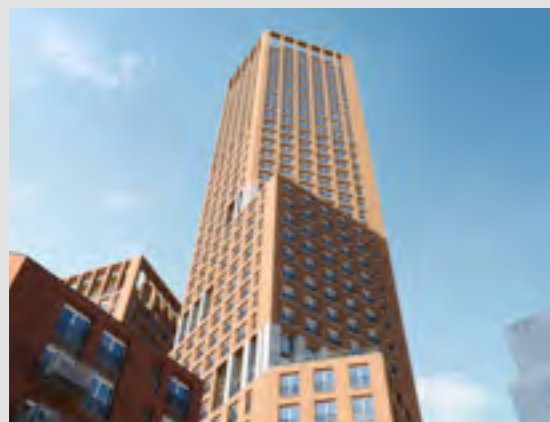


	Sq ft	Sq m
Total area	6120.4	568.6
	ft	m
Spa	11' 5" x 16' 4"	3.5 x 5
Pool	45' 9" x 14' 4"	14 x 5
Gym	39' 4" x 45' 9"	12 x 14

Mount Anvil



Dollar Bay, EC14
Dollar Bay offers 115 state of the art apartments from 1, 2 and 3 beds to 4 floor (3,243 sq ft) penthouses



Keybridge, SW8
Keybridge offers 441 new homes from studio to three bedrooms, as well as 37,000 sq ft of new commercial retail space



Queen's Wharf, W6
Located on the 'Surrey Bend' of the River Thames in Hammersmith offers 165 individual residences, ranging in size from studio to three bedrooms

Mount Anvil is Central London's specialist residential developer. Together with our joint venture partners, we have created more than 5,000 London homes since 1991. We plan to build 2,500 more by 2018. We focus on legacy, location, design and quality; creating homes in highly desirable locations, employing internationally acclaimed architects and interior designers, and meticulously selecting materials, so that our developments are unique, stand the test of time and add to London's world-class status. Our approach, the 'Mount Anvil way', entails engaging highly talented people who are experts in their fields, then challenging them to think creatively, work collaboratively and to do the right thing with the aim of relentlessly striving to deliver excellence. It's an approach that has been recognised through numerous awards, including:

'Developer of the Year' (less than 1,000 units) at the RESI Awards (2013, 2014 and 2015); the Evening Standard Award 2015 for Best London Homes; and Gold Award for 'Best Interior Design' at the 2013 What House? Awards. We have also been recognised as one of The Sunday Times 'Best 100 Small Companies to Work For' for the last ten years – a standout achievement in the British property industry. Named the UK's number one company by the British Safety Council for health and safety across all sectors (2014–2016). Awarded 3 Swords of Honour (2014–2015) in recognition of our approach to safety excellence, a Globe of Honour for our commitment to the environment and sustainability (2015) and the Considerate Constructors Gold award (2016).



Mount Anvil in partnership with Aston Martin Racing



The Aston Martin Racing car and a view over London from the top of Dollar Bay



Airlifting the Aston Martin Racing car 360 feet above Canary Wharf

In 2016, Mount Anvil became the official Central London Luxury Homes Partner to the world famous Aston Martin Racing team.

The partnership; built on aligned values and individual reputations for design excellence and world-class health and safety, sees two British brands come together to knowledge share across our individual core competencies. At Mount Anvil we are known for our innovative, quality developments that deliver homes people love to live in, similarly Aston Martin Racing is known for their ground breaking vehicles that people love to drive.

To celebrate the launch of this unique partnership – a first between Aston Martin Racing and a specialist property developer – a V8 Vantage GTE Challenger was lifted by crane 30 storeys high to the top of Dollar Bay, our dockside, 31 storey, Ian Simpson designed crystalline glass tower which overlooks the international finance hub of Canary Wharf. The result was a spectacular stunt that drew together the best of both Mount Anvil and Aston Martin Racing's teams – a true collaboration underpinned by a commitment to the partnership.

Jon Hall, Sales & Marketing Director, Mount Anvil, said: "This partnership brings together two multi-award-winning, globally sought-after, British brands – each renowned for iconic design, exceptional quality and world-class health and safety. With our aligned customer bases, individual expertise and global reach, we're hugely excited to be working collaboratively to take our partnership to new heights."

John Gaw, Managing Director, Aston Martin Racing, said: "Aston Martin Racing only looks to partner with those who are raising the bar in their respective fields. Mount Anvil have been doing so for 25 years. Their iconic, design-led London developments, world-class approach to health and safety, and focus on people demonstrate that in abundance. When you think of London homes, you think of Mount Anvil. That's why we're delighted to welcome them into the Aston Martin Racing family."

Visit www.mountanvil.com/aston-martin-racing, to see an Aston Martin Racing car, V8 Vantage GTE Challenger airlifted 360ft above Canary Wharf.



The Team

Johnson Ribolla

Johnson Ribolla is a highly regarded UK interior design company that was founded in 2014 by an acclaimed architect and a brilliantly creative interior designer. Based in London, and with a management team that has more than thirty years experience combined, Johnson Ribolla specialise in creating elegant and timeless interiors.

“We believe that good interior design and architecture go hand in hand, and we seek to combine the two with passion and flair.”

The company work on both residential and commercial interior design projects. Hotels and apartments, student accommodation and public spaces – the work is vibrant and varied, embracing the details of bespoke joinery and a deep understanding of the roles that colour, material and form play in any design. “Hampstead is an unusual place” say the team. “Half in the country, half in the city. Both sophisticated, and domestic. It suits our approach – we want to capture timeless design. We don’t try to chase trends.”

A&Q Partnership

A&Q Partnership is committed to providing the seamless delivery of dynamic and pragmatic architectural solutions for our clients, underpinned by environmental, social and economic sustainability.

As the company has grown since inception in 1984, commissions from clients in different sectors have introduced us to a broad range of building types, landmark schemes and projects that have won prestigious national and local awards.

The practice has developed abilities relevant to sensitive aspects of heritage architecture, particularly in the residential sector. Of all work sectors residential is one of the most complex and arguably the most important, requiring the successful integration of an increasing range of specialist skills to deliver attractive and adaptable homes.

The majority of our residential projects involve aspects of urban regeneration, master planning, ecology, landscaping and interior design as well as architecture.

Hampstead Manor presents a range of building types and architectural styles to which the practice will bring its full range of skills and expertise to deliver a high quality residential development.

Fabrik

With about 55 staff over five offices led by nine directors and four associates, the Practice has a wide range of skills and experience that allows us to assemble design teams specially tailored to each project to provide a coherent path from project inception to completion Fabrik is an award winning landscape design practice with studios in Alton, London and Manchester. Our offices are open, bright and vibrant, encouraging creativity and the interchange of ideas.

We are part of thriving local business communities where we work. Our 40-strong team includes energetic, committed and highly talented people from diverse backgrounds, with diverse skills. We are all focused on a common goal: the design of sustainable landscapes.

Fabrik is evolving rapidly and organically. Our staff and clients like who we are, what we do, and where we are heading. Survival is not about beating the competition; it is about nurturing the strengths of our staff and cultivating creativity with like-minded people.

Our core skills are landscape design, landscape planning, urban design and architecture. We apply these skills in the residential masterplanning and design, leisure, healthcare, education and commercial sectors for a wide range of both private and public sector clients.

Contact us

To find out more about the unique offering at Hampstead Manor please contact the Mount Anvil team at:

sales@hampsteadmanor.com

0203 582 5461

hampsteadmanor.com

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Hampstead
London NW3 7ST



London homes,
the Mount Anvil way