

HM

HAMPSTEAD MANOR

BAY



Mount Anvil,  
better London living

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better London living

# Contents

4 — 19

Hampstead Manor

20 — 43

Bay & interiors

44 — 55

Amenities & specification

58 — 87

Hampstead living

90 — 117

Building directory & floorplans

118 — 121

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.

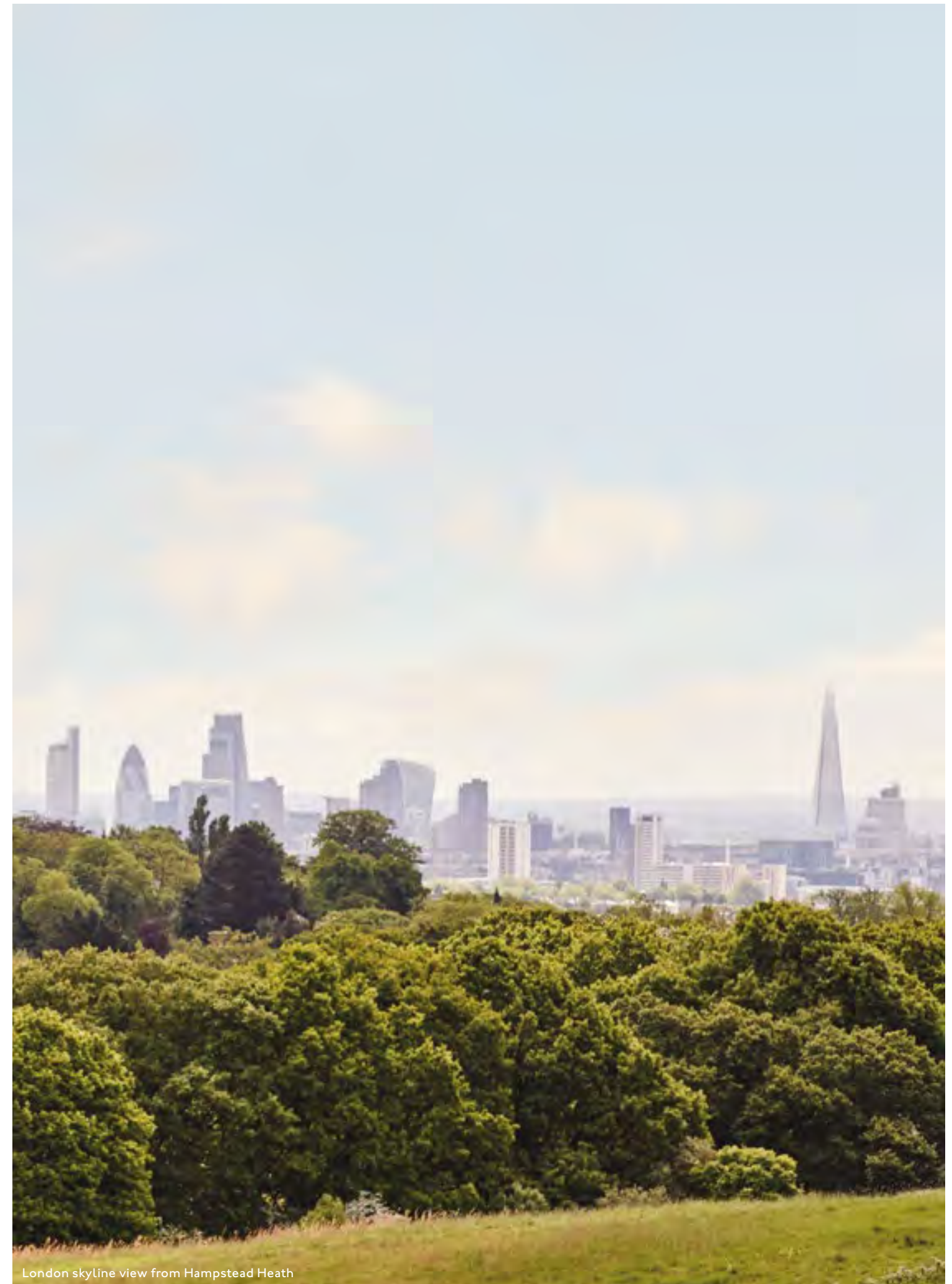
The 156 distinguished residences at Hampstead Manor range from studio apartments to four bedroom homes. From crisp contemporary apartments to the immaculate conversion of landmark Grade II listed buildings, the skill demonstrated across the whole development makes Hampstead Manor a unique example of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



London skyline view from Hampstead Heath





Hampstead Heath

Emirates Stadium

Hampstead Village

Queen Elizabeth Olympic Park

HM  
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Canary Wharf

The City

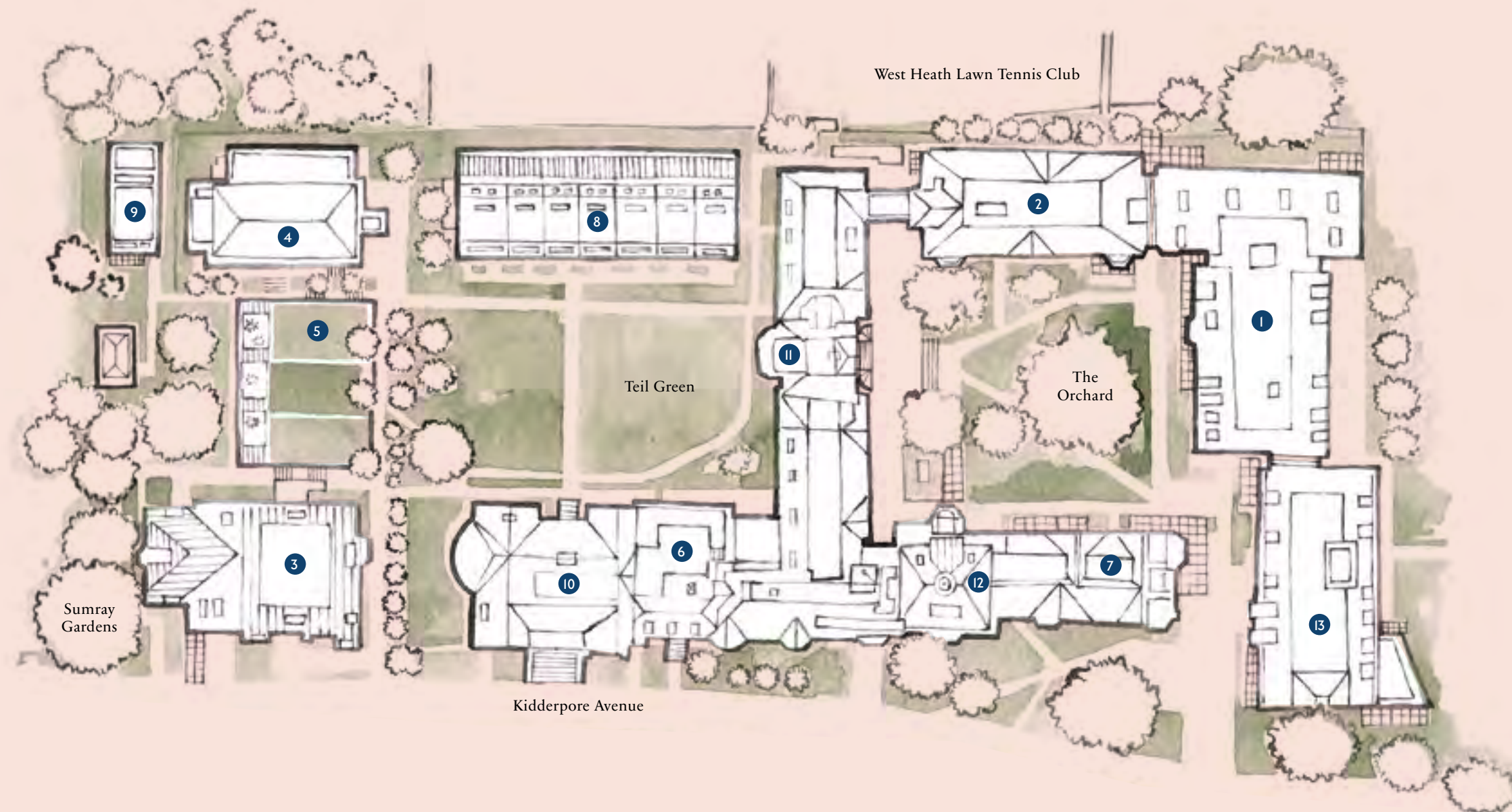
King's Cross St. Pancras

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

14 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 five two bed apartments and one three bedroom dwelling 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.



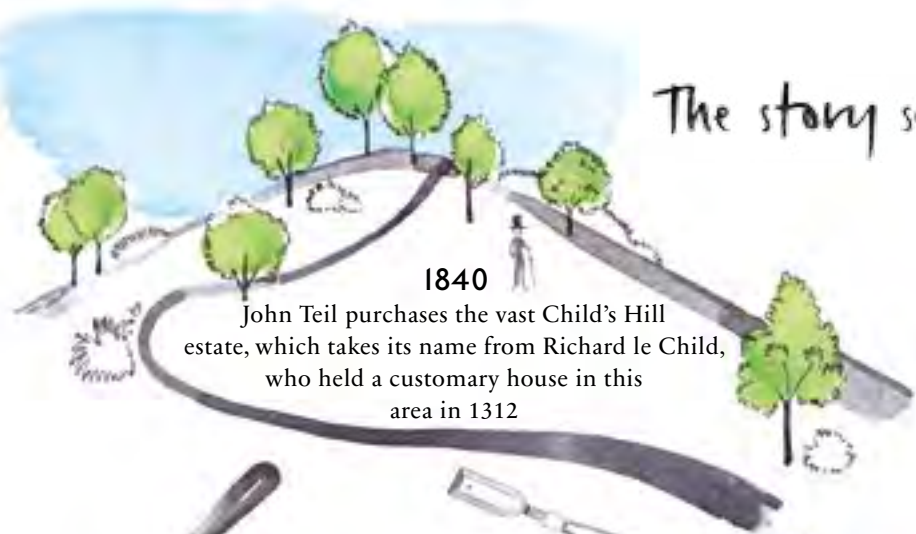
View towards Kidderpore Hall façade from Teil Green



# 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



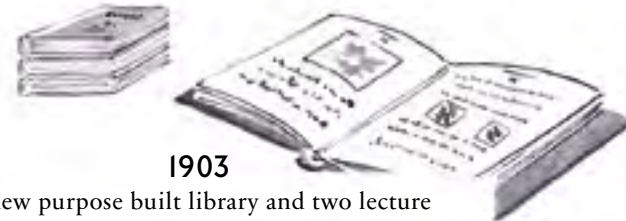
**1890**

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

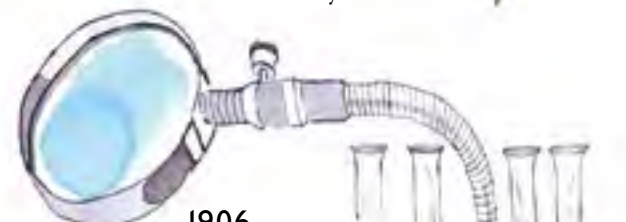


**1903**

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



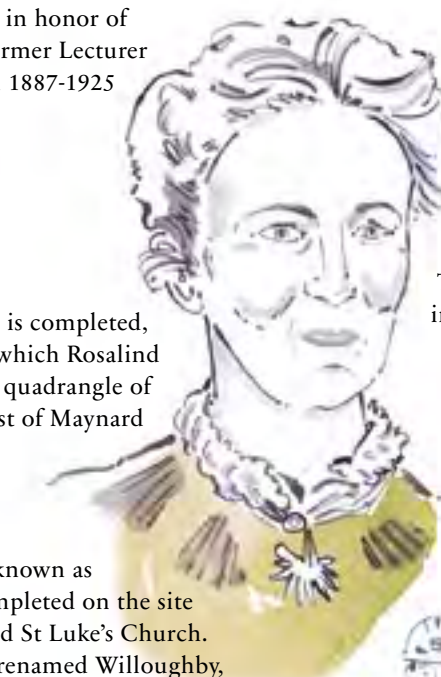
**1928-29**

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



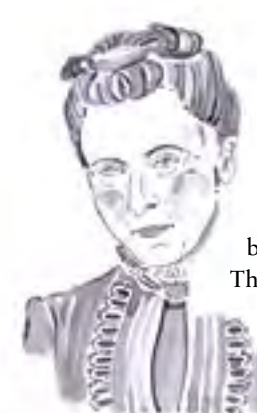
**1965**

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





Radicals, mavericks, dreamers



The five original staff members at Westfield College in 1889, including Miss Maynard (middle) and Miss Willoughby (front left)



The attic laboratory. In use between 1891-1921 and again from 1929-1935



The interior of Skeel Library in the 1920s



A view towards the original Maynard and Chapman buildings, 1929



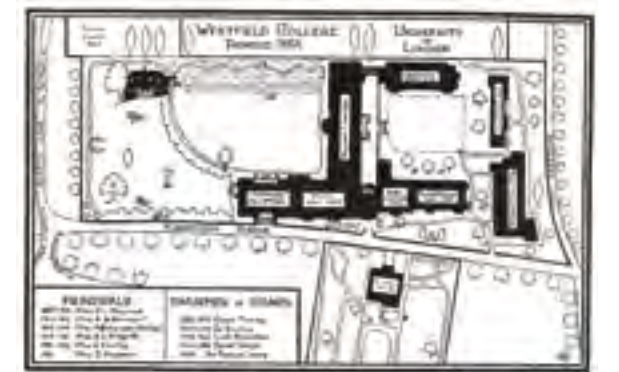
Kidderpore Hall, seen from Kidderpore Avenue in 1891



'Ut Prosim' meaning 'May I do good'; the motto chosen for Westfield College in the 1920s



Westfield College, seen from Kidderpore Avenue in 1929



Plan of Westfield College, 1932

... a remarkable inheritance of innovation

## 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



An original engraved wood name plaque, celebrating a heritage of academic innovation.



Door bells flank the front door of Kidderpore Hall. A reminder of principals from times gone by





5.42pm Kidderpore Avenue



6.11pm Looking up, at Westfield Gate





Computer generated image of Bay - Exterior view from Kidderpore Avenue



## Bay within Hampstead Manor

With majestic views across the neat lawn of Teil Green and the leafy Kidderpore avenue on either side of the building, Bay occupies the desirable southern centre of Hampstead Manor.

Comprising sixteen distinctive homes, housed within a sensitively restored, early 20th century building; Bay offers a range of studio, one and two bedroom homes with elegant individual interiors.

Built as an extension to Kidderpore Hall in 1921 and eventually extended in order to connect Skeel library in 1935, the building's careful restoration retains its original architectural fabric; reflecting a refined collegiate character through the retention of period brickwork.

Carrying the building into the present, Bay transforms rooms once reserved for quiet study and academic life into sophisticated, contemporary homes.

Homes couched within the stately grounds of the Hampstead Manor development, within easy reach of the idyllic Hampstead village.



Bay, nestled in the grounds of Hampstead Manor, overlooking the splendid Teil Green



## Goddard Littlefair

Interior design company

“I was born and brought up and live in London, and went to school near Hampstead. And so I have always had such affinity for the city and particularly this area.”

So says Martin Goddard of Goddard Littlefair, an award-winning studio, with experience in every facet of luxury interior design.

Used to working in landmark areas and buildings, Martin's designs with his partner Jane Littlefair are currently taking this vibrant company to some of the countries most exciting projects. From the largest regeneration initiative in Europe—the Art Deco-inspired Corniche, along London's Albert Embankment—to The George in Edinburgh, a hotel in a string of townhouses constructed by the iconic Georgian architect Robert Adam, around the same time John Teil was dreaming-up Kidderpore Hall. Buildings of every age, shape and scale intrigue Martin. “I'm a pen and ink kind of guy” he explains, “and it's not just the building but the place. Where is it situated? What's it about? Why do people want to live there? I like to walk the streets all around, putting images and thoughts together in a notebook, closing my eyes and thinking—how does this area feel?” This comprehensive approach and sensitivity can be seen in all Martin and Jo's projects. The spectacular sunsets viewed from the Southbank Tower duplex in Southwark, inspired the colour spectrum within: oyster and ochre and soft teal. Further afield, the interiors of the Corinthia Hotel along St Petersburg's most famous street, Nevsky Prospekt, reflect the Byzantine details and depth of the work of

Gustav Klimt—an opulent hint of Russian icons displayed at the Hermitage Museum a few doors down. “The paintings of Kandinski, ballet photography and costumes, a lone Edwardian door... just about anything can inspire in me an overall look and feel. And I'm one of those crazy people who enjoys it all” laughs Martin, “even when knee-deep in concrete on a site. It's all about heart and soul and time and thinking and talent.”

### On the inspiration behind the design of Bay

It's rare to work on a scheme that retains so many historic buildings, all flowing through, one from the other. There is such charm in Bay and some truly impressive spaces. We've introduced panelling in the principle rooms, and re-introduced the fireplaces to create a friendly focus in spaces that are simply huge! The 12-foot ceiling heights and sash windows feel quintessentially Hampstead, but we have gone for many touches of warmth in the colour scheme, always imagining how people might live with such air and space. Always mindful, too, that a conversion like Bay must be designed to rhyme perhaps with any heirloom furniture that residents might bring with them. Not everybody is a millennial!

### On the inspiration behind the design of concierge and post room

This room is a contemporary glass structure incorporated into the side of the building, we thought it would be fun and elegant

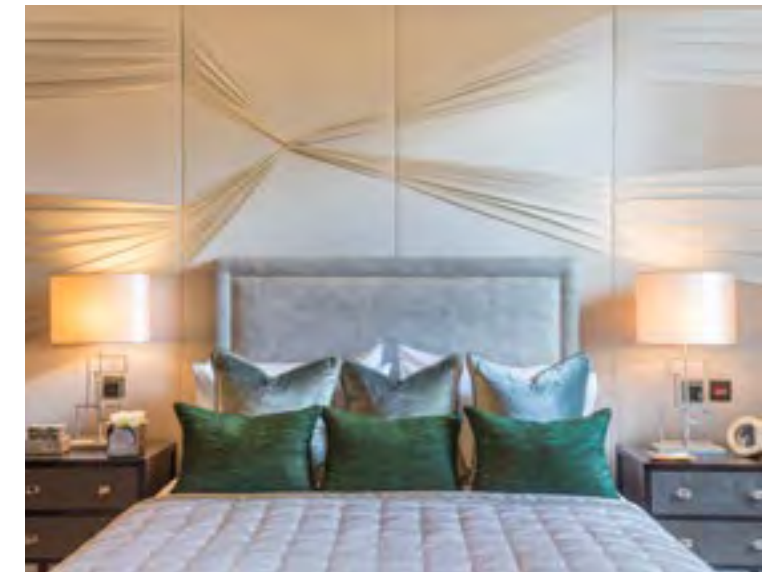
to evoke a sense of 'glass boxes' that have gone before - an orangery. The exposed brick shows that this building is new, but its simplicity celebrates the fact it's cutting through the building. It feels like it belongs here. There's a fireplace that suggests a kind of timelessness, and I particularly love the casual concierge desk, which is much more like a writing desk. The key is that this space feels absolutely residential. Not remotely like a hotel reception. This is your front door..

### On the inspiration behind the entrance lobbies

Painted panelling is part of the language of all these residences. The colour palette is quite pale, but rhymes with any colour in the artwork on the walls. I especially love the colour minky, a warm grey, not quite French grey (which can be a bit dirgy)—Minky is fresher than that—it layers here with so many other colours in the artwork, not just blues and greens.

### On the inspiration behind the hallways

Always a sense of quiet. Like so many of the interiors of the residences, the hallways are panelled, which makes them very much part of the story, not just spaces you scuttle along. The lighting is especially important, and we've used lanterns to give a sense of comfort and genuine invitation.





## Bay

Contemporary homes with classic, understated appeal.  
The elegant interiors are informed by the uniquely  
layered architectural history of building itself.

For London-based interior designers Goddard Littlefair, the opportunity to work on a scheme comprising multiple historical buildings presented a unique challenge in defining the experience of flowing through areas of diverse architectural character. In this instance, Goddard Littlefair have designed interiors which create a familiar sense of homely warmth, whilst retaining the grand scale of Bay's individual rooms.

Employing the grandeur of 12-foot ceiling heights and sash windows, the feeling is quintessentially Hampstead. Whilst the inclusion of fireplaces and refined panelling preserves the original charm of the building's historical use.

Providing spacious homes with uniquely flexible interiors, Bay explores a classic, complementary colour scheme that invokes a distinctly British

feel, but with an international twist. Simple, yet rich with character, these are elegant interiors that provide a flexible backdrop to the personality of heirloom furniture and individual objects.

The homes comprise beautifully crafted interiors, designed for the changeable demands of modern living; homes that explore the movement between open convivial areas and warm privacy. A balance of sophisticated environments for dining and entertaining, alongside luxuriously comfortable spaces in which to unwind.

Designed with a sense of heritage, whilst retaining timeless appeal; these are homes defined by their understated luxury and sophisticated detailing. Combining tradition and modernity; warmth and spaciousness whilst responding to the refined vernacular of surrounding Hampstead.



Computer generated image of Bay – Light palette Dining





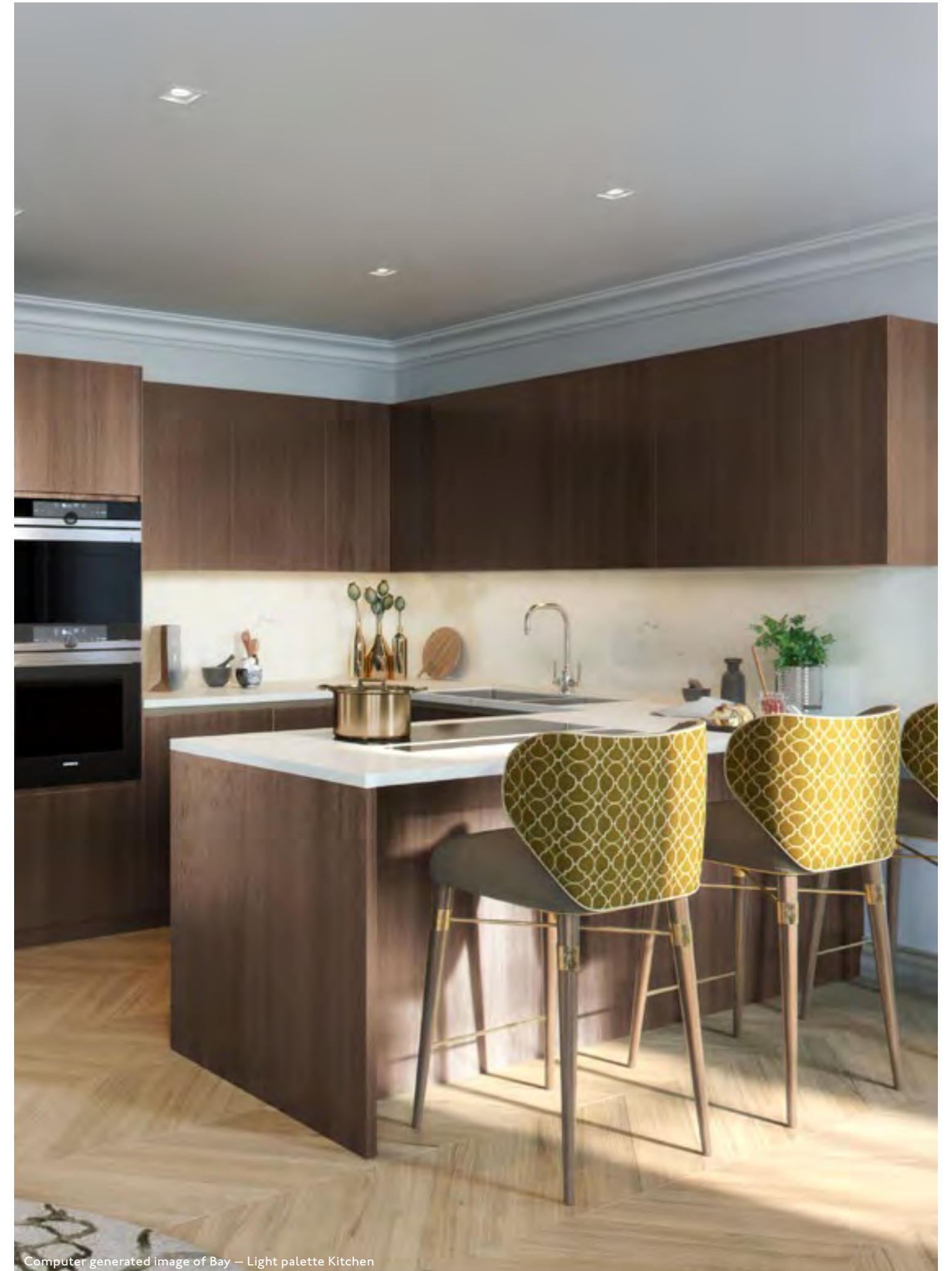




Computer generated image of Bay – Light palette Kitchen

### Refined, contemporary kitchens

Contemporary sinks set beneath elegant stone niches and lightly stained timber wall cabinets.



Computer generated image of Bay – Light palette Kitchen













Computer generated image of Bay – Light palette Bathroom



Computer generated image of Bay – Dark palette Bathroom

**Soft grey tones provide a sense of spaciousness and calm**

A palette of limestone wall tiles, augmented with subtly stained timber details, creates a spacious and serene bathroom space.





Computer generated image of Bay – Light palette Shower Room



Computer generated image of Bay – Dark palette Shower Room













Computer generated image of Bay – Light palette Bedroom



Computer generated image of Bay – Light palette Dressing room



## Facilities & amenities



### Concierge and Post room

For the benefit of all residences, there is a Concierge available 24 hours a day. The desk and Post room are located within 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.



Computer generated image of the Post room accessed via the Concierge



## Spa & gym

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

The health club is going to be used by all the residents, and must have a style that pleases all. The facilities will include swimming pool 5m x 14m, sauna, hammam, experience shower, spa, gym with a range of contemporary equipment plus male and female changing facilities.

Here, Giacomo Ribolla of Johnson Ribolla, reflects on the design inspirations behind this refined section of the development.

We have brought a sense of history that sits with the whole Hampstead Manor project. Of course the gym and pool themselves are the best of contemporary design, but the colour palette surrounding is traditional, opulent, almost jewelled. Porcelain tiles that look like alabaster create a pattern as though the pool has been carved out of marble. Accent colours of green and turquoise and emerald suggest something unusually luxurious. Hints of the shades of green that the Victorians found so fascinating enriched by the brass in the handrails. Always the sense of exquisite high living, fascinating enriched by the brass in the handrails. Always the sense of exquisite high living.



Computer generated image of the Gym















# Specification

Bay interiors, with a choice of two design palettes.  
Each with distinctive bathroom, kitchen and wardrobe finishes, subject to availability.

## Interior finishes

- Entrance Doors: Existing entrance doors and architrave to be retained and refurbished where possible. New entrance doors and architrave with timber veneer panelling
- Internal doors: Existing internal doors and architrave to be retained and refurbished. New internal doors painted with feature panelling. Painted architraves and door frames with painted skirting throughout
- Chrome ironmongery throughout
- Engineered timber flooring to hallway, living, kitchen and dining room \*
- Engineered timber flooring to selected walk-in wardrobes \*
- Feature cornice to principle rooms (excluding enclosed kitchens, bathrooms, cloaks, utilities and duplex living/kitchen)
- Carpet floor finish with timber border detail to master suites \*
- Carpet floor finish to remaining bedrooms \*
- Engineered timber flooring to studio living/ bedroom
- Fitted wardrobes to master suites, internal fittings include rails, lighting, shelves and drawers
- Fitted wardrobes to second bedrooms with hanging rail and shelving
- Painted walls and ceilings throughout
- Painted skirting, architrave and cornice

## Kitchens

- Individually designed layouts
- Kitchens including timber veneer finish to cabinets with built appliances \*
- Concealed LED fittings to underside of all wall units
- Siemens integrated multi-function oven
- Siemens integrated combination oven-microwave
- Siemens touch control induction hob – 4 ring
- Siemens integrated fridge/freezer
- Siemens integrated multi-function dishwasher \*\*
- Caple wine cooler \*\*
- Stainless steel bowl under-mounted sink with chrome mixer tap  
–Single bowl for studios  
–1 ½ bowl for 1 & 2 beds
- Pop up sockets integrated into worktop, including peninsular and island units where applicable
- Concealed multi-gang appliance panel
- Wall mounted kitchen extractor or pop-up kitchen extractor in island units where applicable
- Integrated space saving recycling bins

## Master en-suite

– applies to 2 beds

- Limestone tiles to selected walls
- Limestone tiles to floors
- Feature wall panelling to painted walls
- Bespoke limestone and veneer vanity units with inset basin, deck mounted Perrin and Rowe polished chrome mixer tap
- Bespoke mirrored cabinet with integrated shelving, shaver socket and de-mister mirror
- Double ended white steel bath with centralised bath filler
- Perrin & Rowe polished chrome wall mounted hand shower to bath with thermostatic mixer/diverter
- Low profile white shower tray
- Perrin and Rowe polished chrome wall mounted showerhead with hand shower and thermostatic mixer/diverter
- Frameless glass shower screen
- Floor mounted white WC pan with soft close seat
- WC dual flush plate
- 2 electric bar heated rails, polished chrome finish

## Secondary bath / shower rooms

– applies to studio, 1 & 2 beds

- Porcelain tiles to selected walls \*
- Porcelain hexagonal floor tiles \*
- Bespoke marble and veneer vanity units with surface mounted basin and wall mounted polished chrome mixer tap
- Bespoke mirrored cabinet with integrated shelving, shaver socket and de-mister mirror
- Double-ended white steel bath with centralised bath filler and removable panel
- Overhead shower with polished chrome wall mounted hand-shower
- Polished chrome wall mounted bath and shower thermostatic mixer/diverter
- Low profile white shower tray
- Frameless glass shower screens
- Floor mounted white WC pan with soft close seat
- WC dual flush plate
- 2 electric bar heated rails, polished chrome finish

## Electrical fittings

- Feature lighting throughout \*
- Pre wire provision for installation of pendant lighting in living room and master bedroom
- Automatic lighting to laundry/services/ coat cupboards
- 5 amp lighting circuit to principal reception 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 \*
- Dimmable lights for living space and master bedroom \*
- Condenser washer/dryer located within utility cupboard \*
- Sockets and Switches: Slimline low level white plastic and high level chrome
- High speed hyper optic internet connection available subject to connection

## Heating / cooling

- Heating, hot water, power and with metered water/electric supply to all apartments
- High quality conventional radiators throughout

## Balconies / terraces

- Terraces with painted steel handrail to apartments where indicated
- Paved finishes to terraces where indicated
- LED lighting to all terraces

## 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
- All apartments provided with mains supply smoke detectors and fitted with domestic mister system (where required by regulation)
- Multi-point locking and spy hole to apartment entrance doors \*
- 24-hour concierge service and monitored CCTV

## Peace of mind

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

## Car parking

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

## 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 and changing facilities
- Basement cycle storage with secure access
- Landscape open gardens with pond designed by Fabrik

## Sustainable features

- Green roof for biodiversity
- Mix recycling facilities provided

Up-grade options available – see Sales Negotiator for details

\* Options available

\*\* Size varies depending on layout

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.



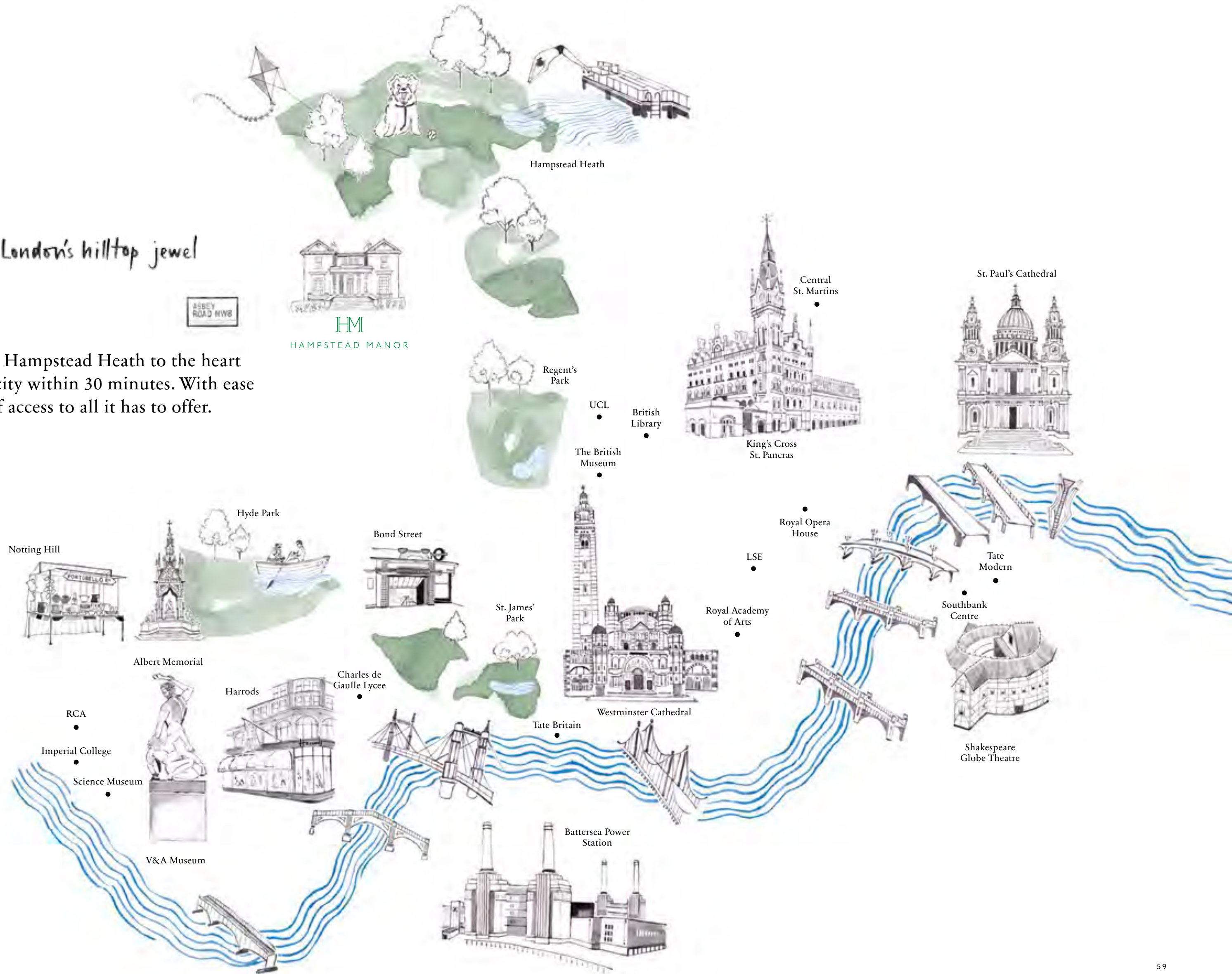
“There are two worlds:  
the world we can measure  
with line and rule, and the world  
that we feel with our hearts  
and imagination.”

Leigh Hunt  
Poet



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.



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# 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.

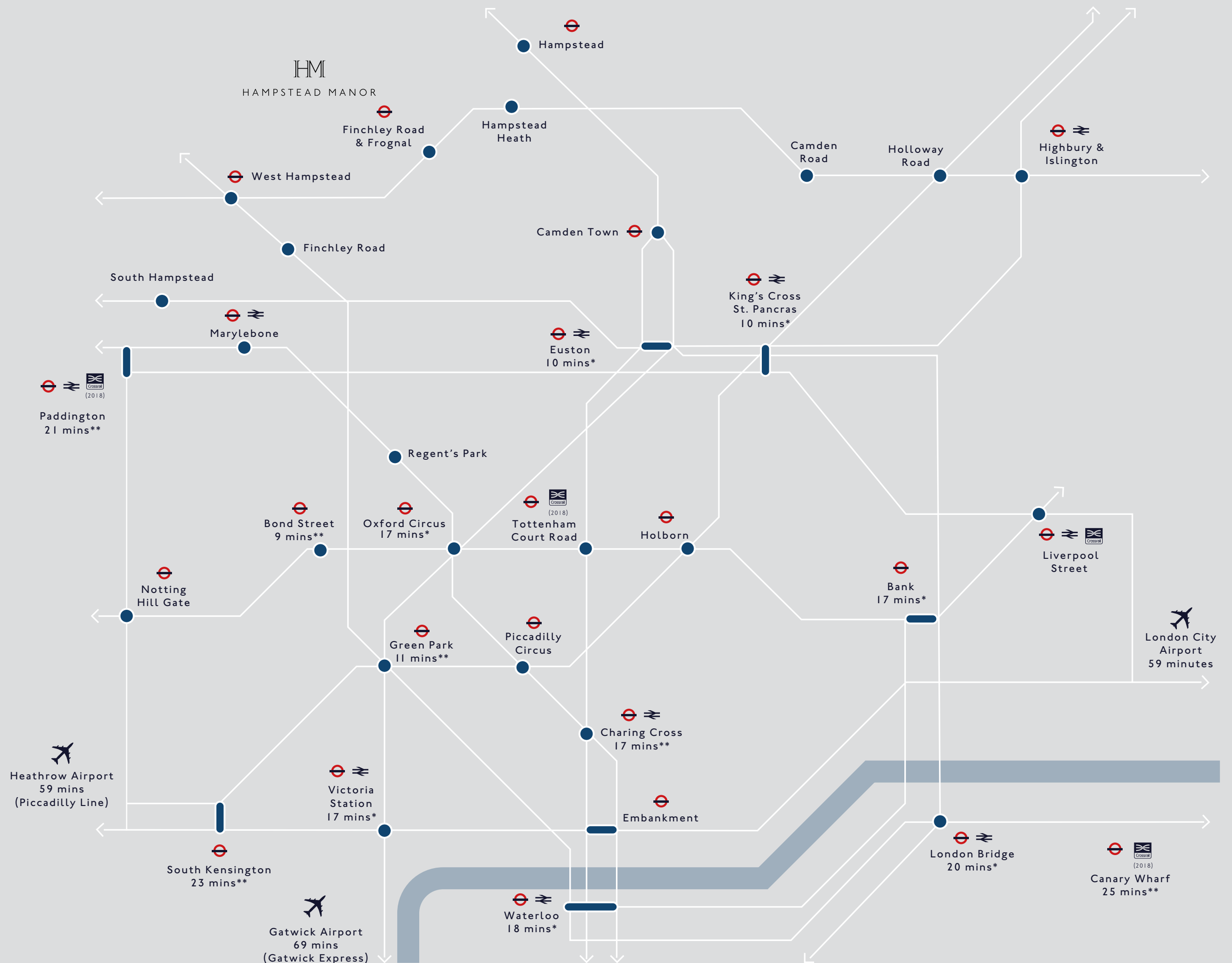
Schools	Green spaces	Universities
University College School 4 minutes <sup>+</sup>	Hampstead Heath 3 minutes <sup>+</sup>	Central St. Martins 18 minutes <sup>+</sup>
South Hampstead High School 9 minutes <sup>+</sup>	Regent's Park 11 minutes <sup>+</sup>	UCL 20 minutes <sup>+</sup>
Fine Arts College 9 minutes <sup>+</sup>	Hyde Park 18 minutes <sup>+</sup>	LSE 26 minutes <sup>+</sup>
The American School in London 12 minutes <sup>+</sup>		Imperial College 35 minutes <sup>+</sup>
Charles de Gaulle Lycee 33 minutes <sup>+</sup>		RCA 42 minutes <sup>+</sup>

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

<sup>+</sup>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



Galton Flowers, Flask Walk



Hampstead Community Food Market



The signature soft red brickwork of Hampstead



Galton Flowers on Flask Walk



La Crêperie de Hampstead



Hampstead Butcher & Providore, Rosslyn Hill





**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.







**Isabel Langtry**  
Principal, Hampstead School of Art

“In Hampstead... you walk uphill,  
and continuously towards a sense of freedom.”

“When I first came to London I studied sculpture...” explains Isabel Langtry, Principal of Hampstead School of Art, situated just moments from Hampstead Manor.

It was her scientist parents in Lagos and their intense love of African sculptures and pre-Columbian terracottas that first inspired Langtry’s own work as an artist and still feeds her drive as head of this extraordinary school. Established in the 1960’s by the great sculptor Henry Moore (then one of a colony of international avant-garde artists congregating in the area) it offered tuition for ordinary people. The school remains non-profit, welcoming students aged 5-95. Classes and exhibitions are also overseen by the school elsewhere in the village. Langtry remembers the first time she came to Hampstead to look around the school. “I thought—Hampstead’s artistic and intellectual community is simply extraordinary. Hepworth. Moore. Mondrian. All inspired by Hampstead’s

trees...” Moore had been mustard gassed in WW2 and firmly believed that art was a healer. “There is nothing greater than enthusiasm,” he once said—and Langtry remains enthusiastic about embracing art in the location Moore loved.

**How long have you been in Hampstead?**

I came to the school in 2011 and I particularly loved that anybody can join the school. That we guarantee them exhibitions and that it acts as a general art hub. The council recognises the school as significantly beneficial to the local community, from the very young to the elderly, and the sick—we run outreach groups for people with all sorts of mobility problems. Art can provide unique neuro and physical connectors. We are always thinking of new ways, and new programmes.

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

The nature. The culture. The powerful

artistic and intellectual history, all melded in this countryside. And it is countryside here, I think. Hampstead’s beautiful setting is pivotal, and inspirational. There’s a very special community of people here who value what Hampstead is, and are focused on what it is that makes the area individual, and want to preserve it. But not preserved in aspic. The area is always embracing new activities, like the Affordable Art Fair Hampstead branch. It’s an important part of the Hampstead Summer Festival, and entwined in the Hampstead character. Local artisans, food, dancing, singing—300 people at Whitestone pond alone! Artists and patrons and families and residents, everybody brought together though art.

**Favourite corner of NW3?**

I absolutely have one! If I have a sneaky few hours off, I love to walk from the school, slowly to the Community Market on the High Street, and buy a great big lump of cheese and a bag of cherries. It always feels like a holiday.







## 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?**

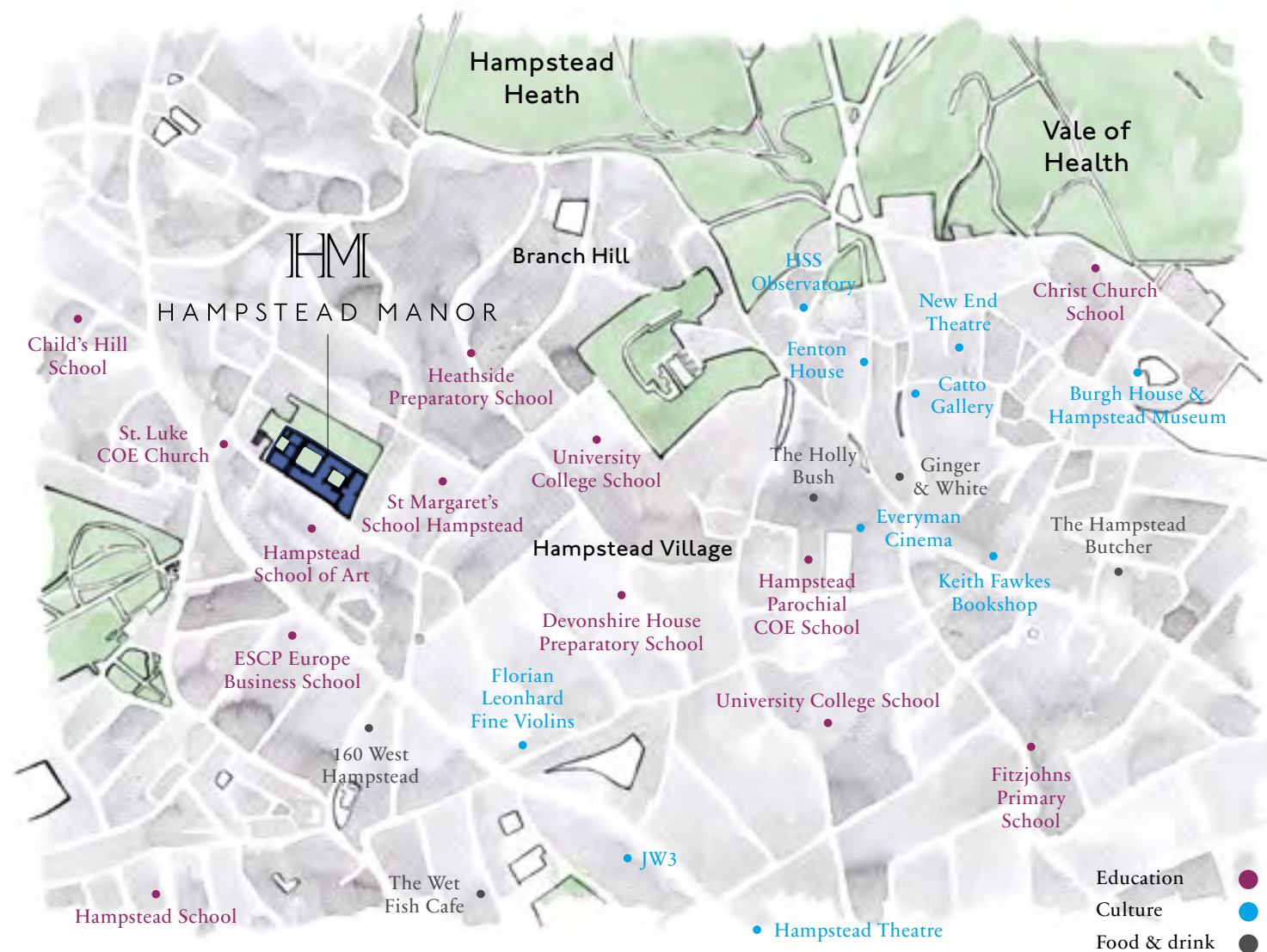
A place very close to my heart will always be the Royal Free Hospital. Both my children were born there and the staff were brilliant. My wife had a 48 hour labour with our son Mossy and I went outside in the village afterwards, bounding around saying “I’ve just become a dad!”, everybody was hugging me.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

- 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 café 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

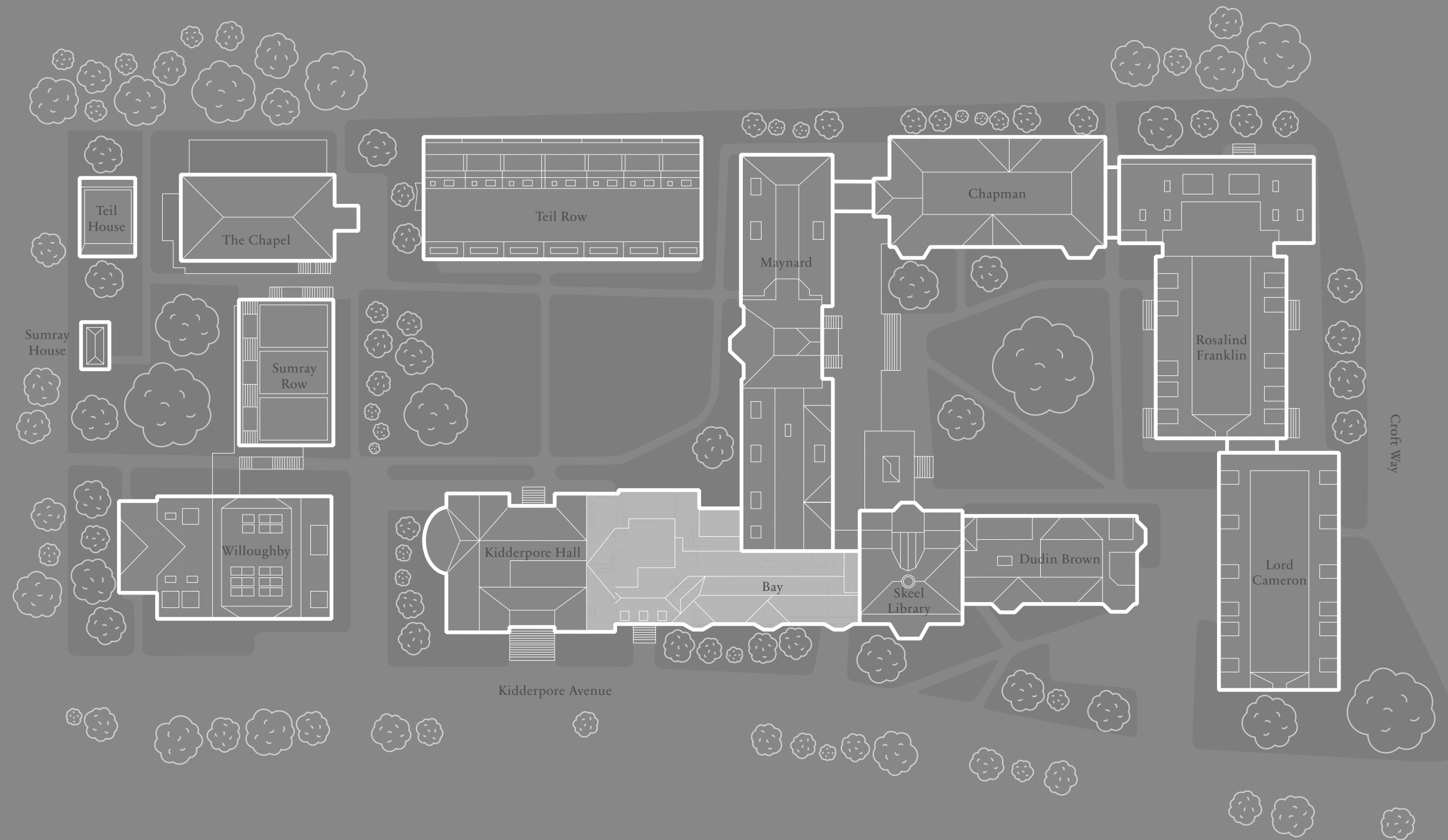


“A thing of beauty  
is a joy forever.”

John Keats  
Poet

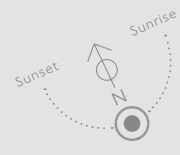


# Floorplans & directory

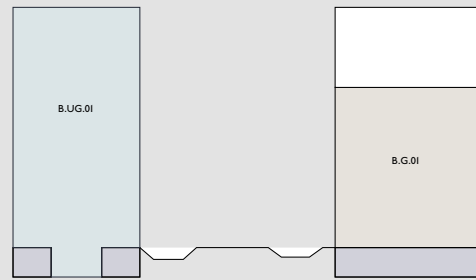




# Directory



## Ground floor

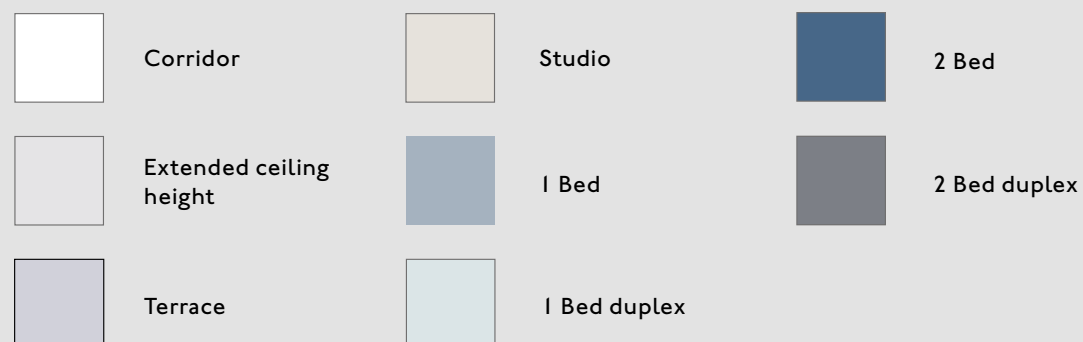


Apt. No.	Bedrooms	Gross Internal Area	Page
B.G.01	Studio	522 sq ft/48.5 sq m	94

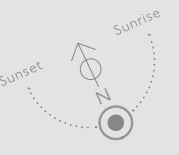
## Upper ground floor & Mezzanine



Apt. No.	Bedrooms	Gross Internal Area	Page
B.UG.01	1 duplex	1,083 sq ft/100.6 sq m	96
B.UG.02	2 duplex	1,187 sq ft/110.3 sq m	106
B.UG.03	2 duplex	1,056 sq ft/98.1 sq m	108
B.UG.04	2 duplex	1,272 sq ft/118.2 sq m	110
B.UG.05	1	615 sq ft/57.1 sq m	98
B.UG.06	1	534 sq ft/49.7 sq m	99



# Directory



## First floor

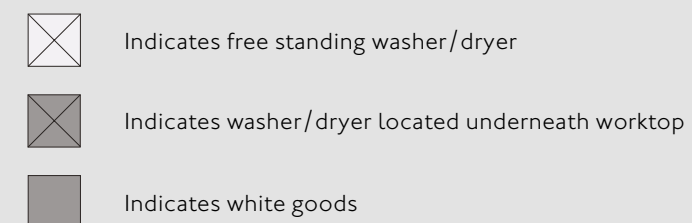


Apt. No.	Bedrooms	Gross Internal Area	Page
B.I.01	1	765 sq ft/71.0 sq m	100
B.I.02	1	565 sq ft/52.5 sq m	101
B.I.03	1	610 sq ft/56.7 sq m	102
B.I.04	1	575 sq ft/53.4 sq m	103
B.I.05	2	1,059 sq ft/98.3 sq m	114
B.I.06	Studio	479 sq ft/44.5 sq m	95
B.I.07	2 duplex	1,372 sq ft/127.5 sq m	112

## Second floor



Apt. No.	Bedrooms	Gross Internal Area	Page
B.2.01	1	783 sq ft/72.7 sq m	104
B.2.02	2	1,063 sq ft/98.7 sq m	115

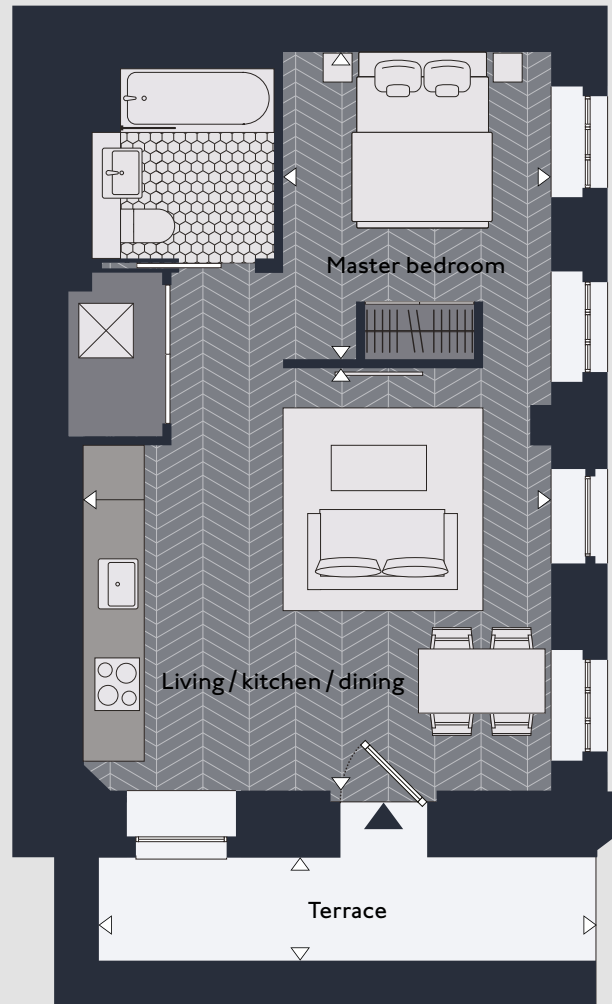
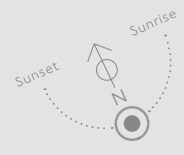


Disclaimer: The kitchen, furniture layouts and dimensions are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The m2 and ft2 are measured as gross internal areas using the RICS code to measure. Balconies/Terraces may vary in size, please check with the Sales Consultant. 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.

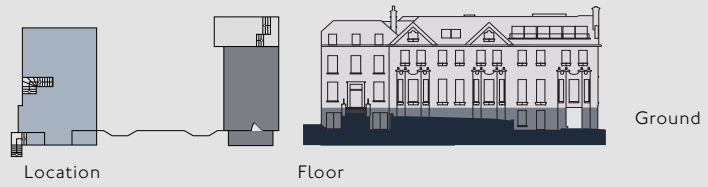


# Studio

Apartment No. B.G.01  
Ground floor

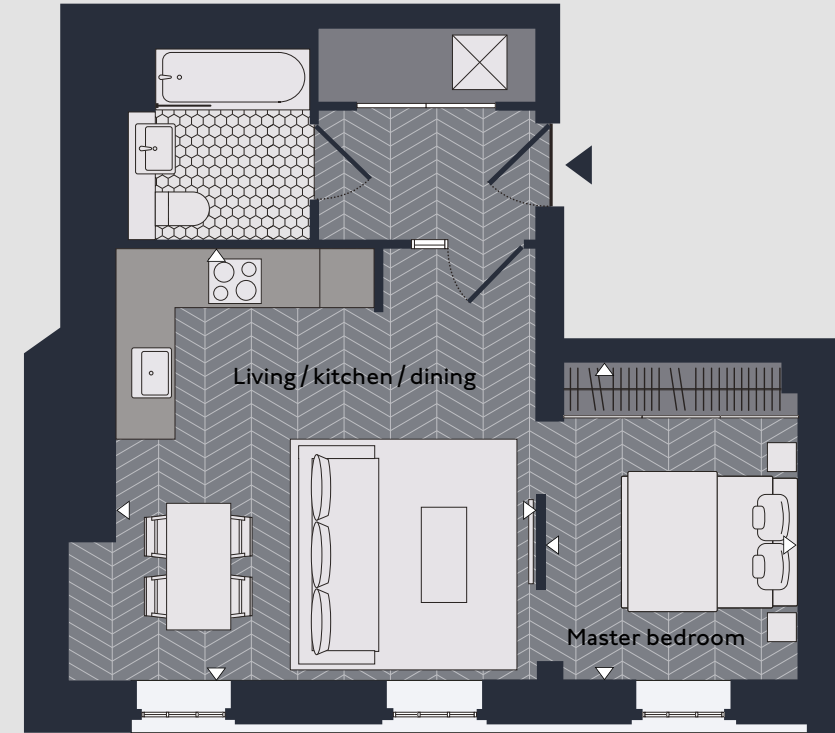
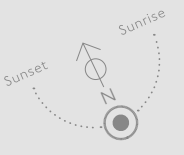


	Sq ft	Sq m
<b>Total area</b>	<b>522</b>	<b>48.5</b>
<b>External area</b>	<b>66</b>	<b>6.1</b>
<b>Internal area</b>	<b>456</b>	<b>42.4</b>
	ft	mm
Living / kitchen / dining	16' 10" x 15' 3"	5,135 x 4,655
Master bedroom	11' 1" x 9' 8"	3,385 x 2,954
Terrace	16' 9" x 3' 9"	5,110 x 1,150

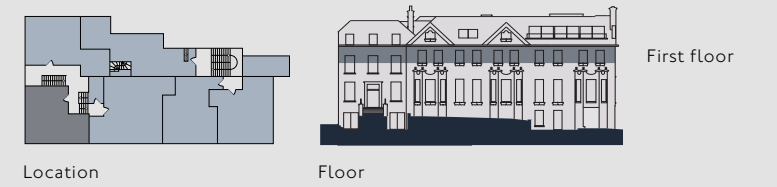


# Studio

Apartment No. B.I.06  
First floor



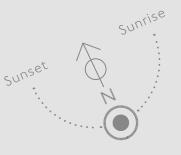
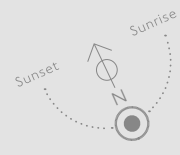
	Sq ft	Sq m
<b>Total area</b>	<b>479</b>	<b>44.5</b>
	ft	mm
Living / kitchen / dining	15' 7" x 15' 2"	4,760 x 4,635
Master bedroom	11' 6" x 9' 2"	3,503 x 2,784





# One bedroom

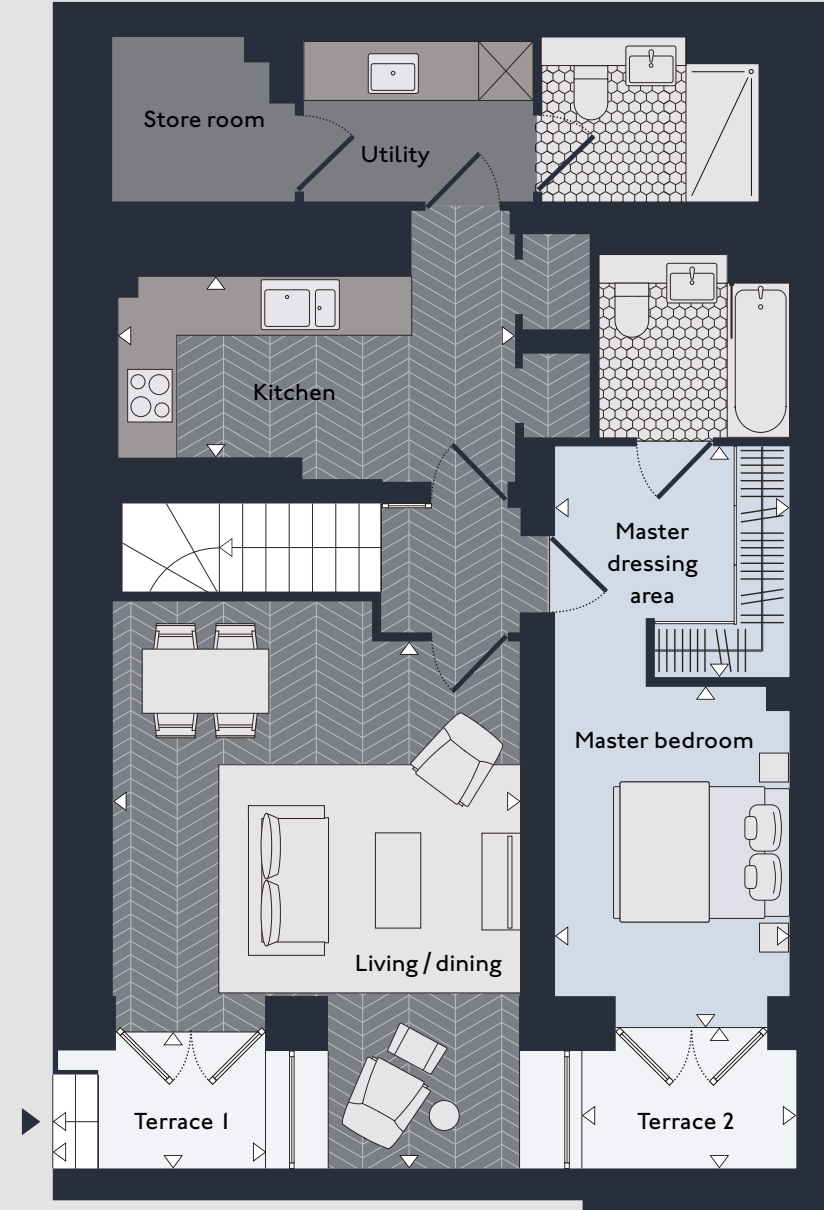
Apartment No. B.UG.01



Upper ground

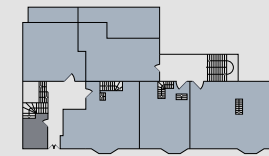


Ground floor

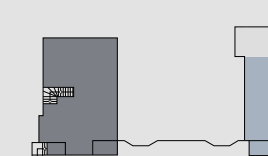


	Sq ft	Sq m
Total area	1,083	100.6
External area	67	6.3
Internal area	1,016	94.4

	ft	mm
Living / dining	19' 1" x 14' 9"	5,806 x 4,495
Kitchen	13' 4" x 6' 7"	4,060 x 1,995
Study	9' 3" x 7' 7"	2,820 x 2,307
Master bedroom	11' 2" x 8' 6"	3,410 x 2,585
Master dressing area	8' 6" x 8' 4"	2,585 x 2,550
Terrace 1	7' 11" x 4' 4"	2,407 x 1,315
Terrace 2	7' 9" x 4' 4"	2,357 x 1,315



Upper ground

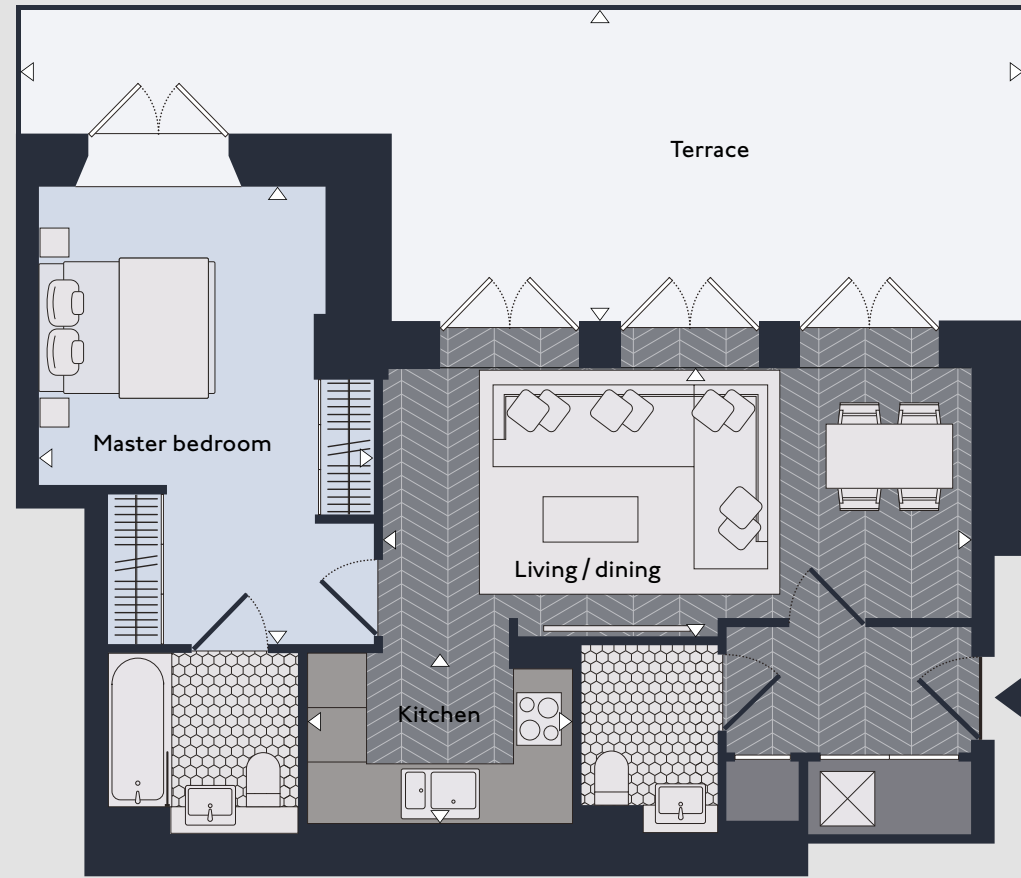
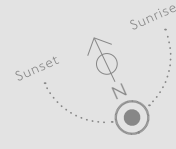


Ground



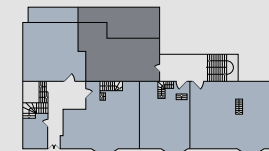
# One bedroom

Apartment No. B.UG.05  
Upper ground



	Sq ft	Sq m
<b>Total area</b>	<b>964</b>	<b>89.6</b>
<b>External area</b>	<b>350</b>	<b>32.5</b>
<b>Internal area</b>	<b>615</b>	<b>57.09</b>

	ft	mm
Living/ dining	21' 3" x 10' 1"	6,483 x 3,065
Kitchen	9' 7" x 6' 6"	2,920 x 1,975
Master bedroom	16' 7" x 12' 1"	5,043 x 3,685
Terrace	34' 3" x 12' 9"	10,450 x 3,895



Location

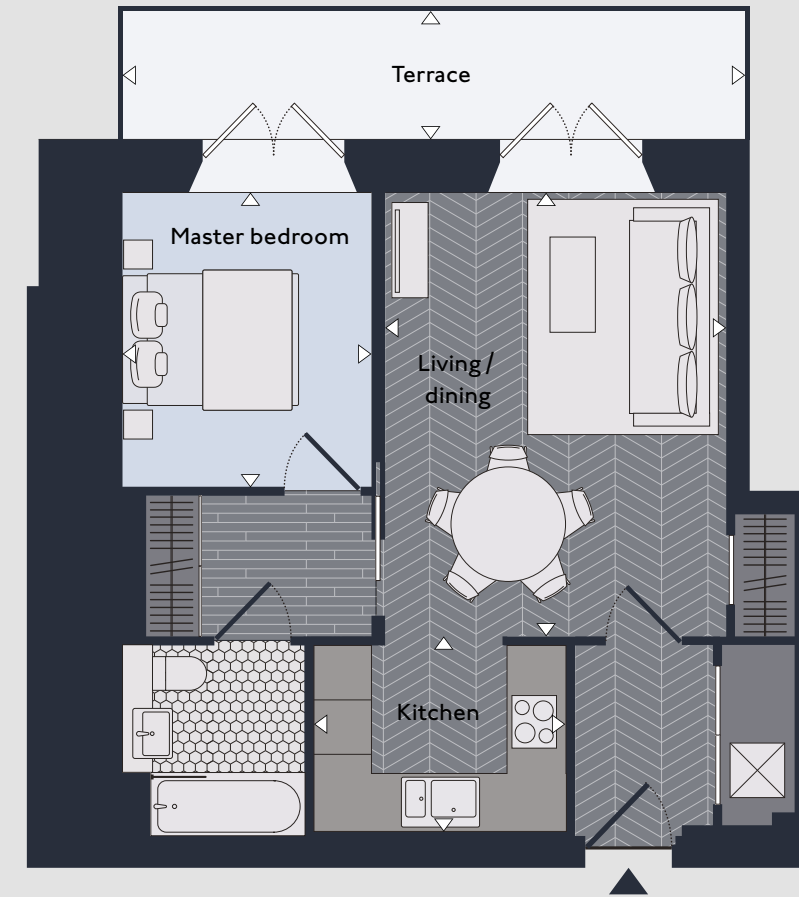
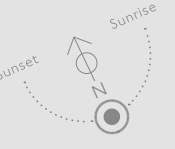


Floor

Upper ground

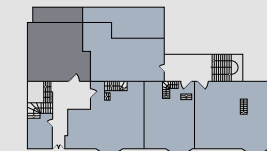
# One bedroom

Apartment No. B.UG.06  
Upper ground



	Sq ft	Sq m
<b>Total area</b>	<b>661</b>	<b>61.5</b>
<b>External area</b>	<b>127</b>	<b>11.8</b>
<b>Internal area</b>	<b>534</b>	<b>49.7</b>

	ft	mm
Living/ dining	16' 1" x 12' 4"	4,893 x 3,760
Kitchen	7' 1" x 9' 1"	2,150 x 2,778
Master bedroom	10' 8" x 8' 12"	3,245 x 2,734
Master dressing area	8' 2" x 5' 1"	2,485 x 1,550
Terrace	21' 5" x 5' 11"	6,540 x 1,800



Location



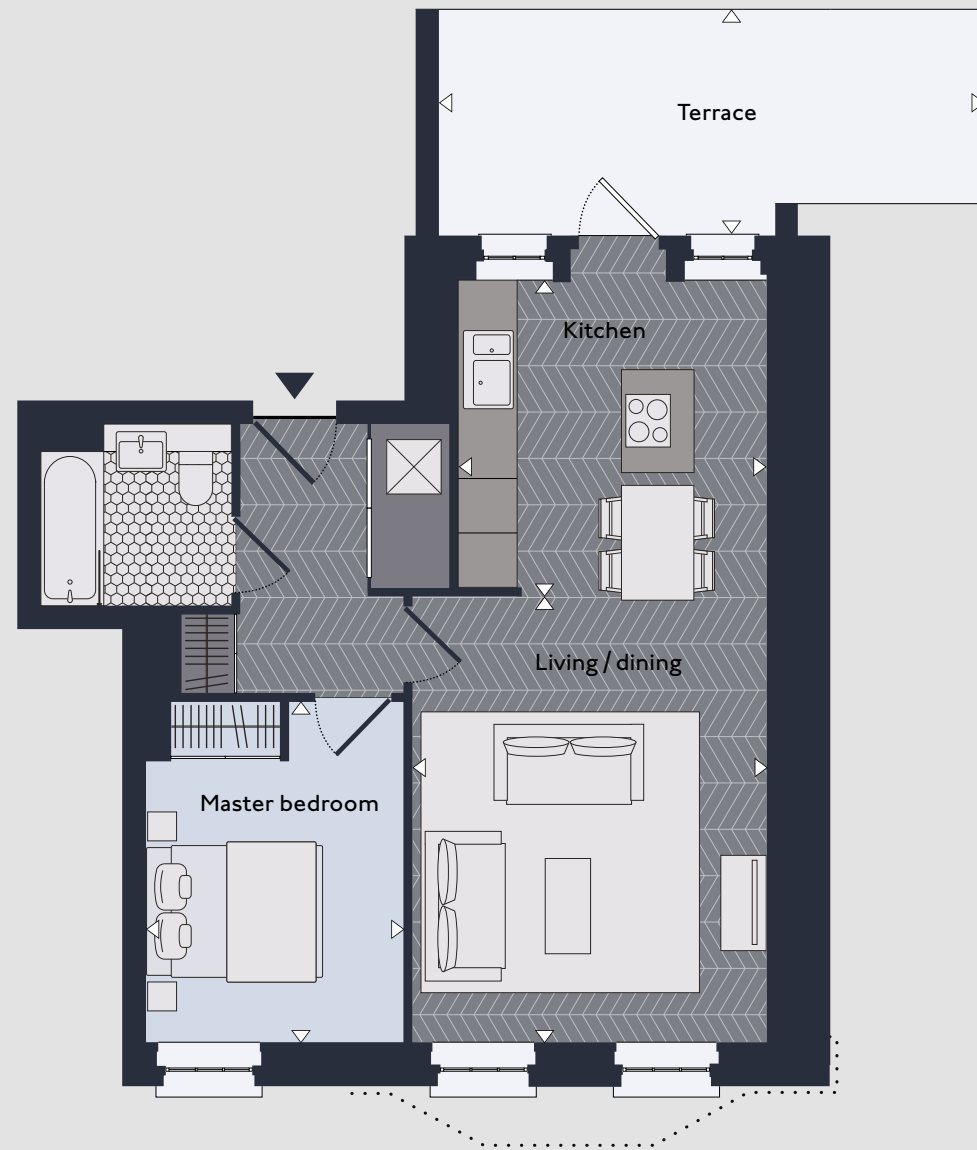
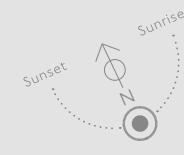
Floor

Upper ground



# One bedroom

Apartment No. B.I.01  
First floor



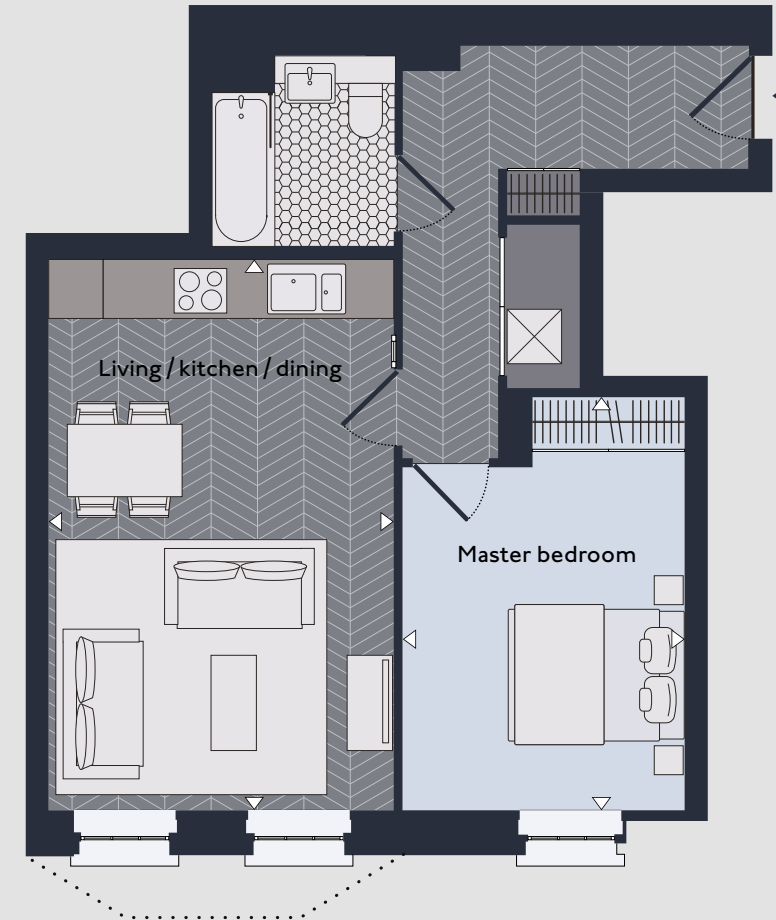
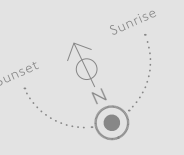
	Sq ft	Sq m
<b>Total area</b>	<b>765</b>	<b>71</b>
<b>External area</b>	<b>175</b>	<b>16.3</b>
<b>Internal area</b>	<b>590</b>	<b>54.8</b>

	ft	mm
Living/ dining	16' 2" x 12' 10"	4,915 x 3,905
Kitchen	11' 5" x 11' 2"	3,468 x 3,400
Master bedroom	12' 4" x 9' 4"	3,750 x 2,840
Terrace	27' 7" x 6' 9"	8,410 x 2,050



# One bedroom

Apartment No. B.I.02  
First floor



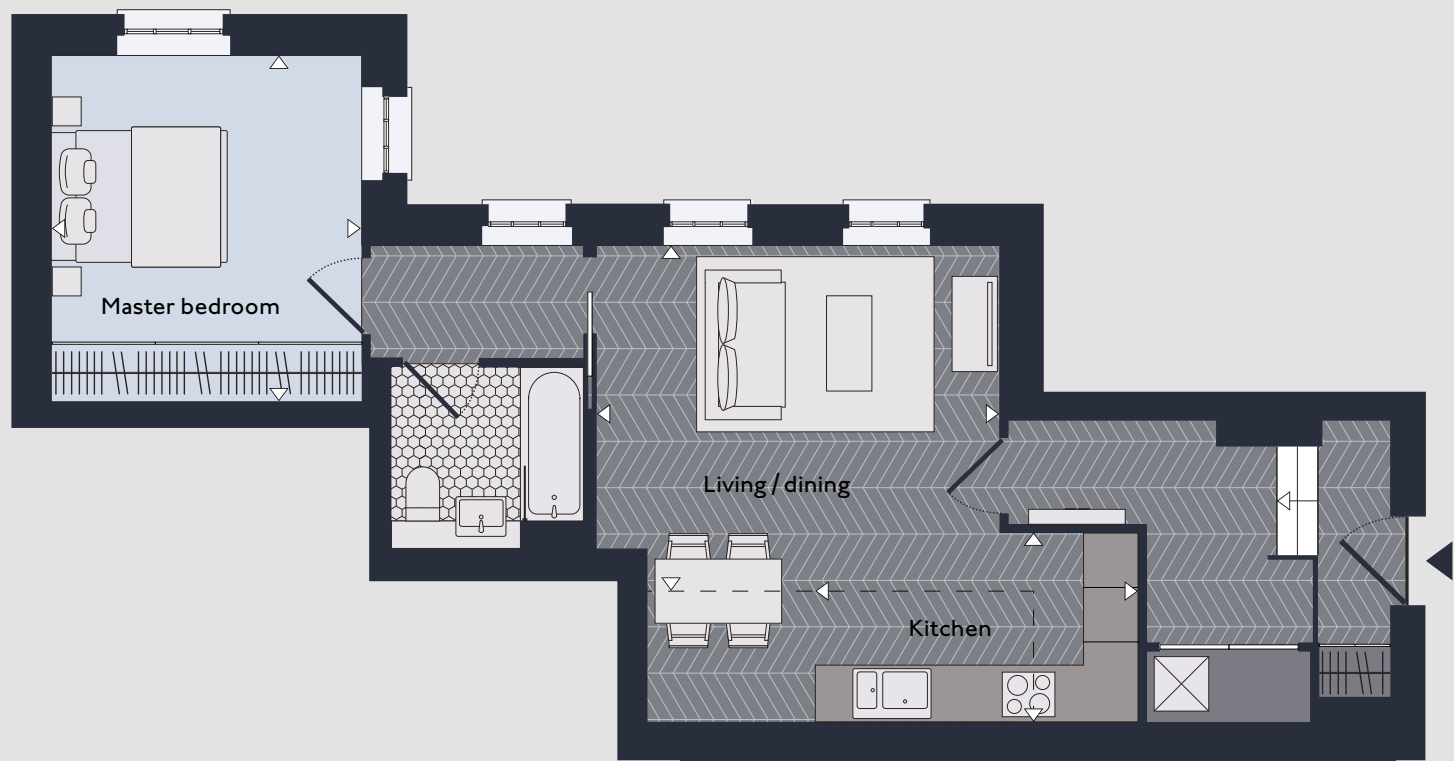
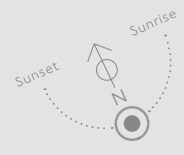
	Sq ft	Sq m
<b>Total area</b>	<b>565</b>	<b>52.5</b>
Living/ kitchen/ dining	19' 11" x 12' 6"	6,072 x 3,804
Master bedroom	14' 11" x 10' 2"	4,554 x 3,106





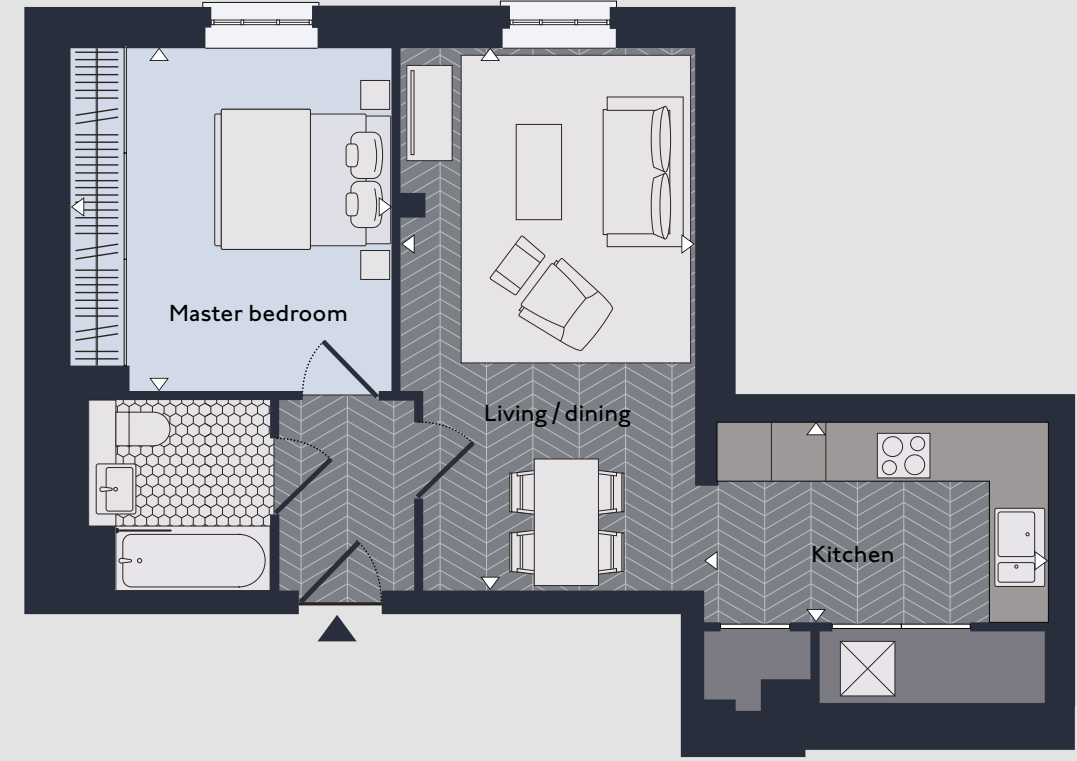
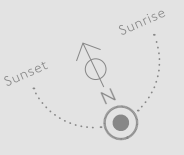
# One bedroom

Apartment No. B.I.03  
First floor



# One bedroom

Apartment No. B.I.04  
First floor



	Sq ft	Sq m
<b>Total area</b>	<b>610</b>	<b>56.7</b>
	ft	mm
Living / dining	14' 7" x 12' 6"	4,438 x 3,810
Kitchen	11' 7" x 5' 12"	3,536 x 1,825
Master bedroom	12' 6" x 11' 2"	3,813 x 3,415



Location Floor  
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Dashed line shows variation of ceiling heights, please contact your sales agent for details

	Sq ft	Sq m
<b>Total area</b>	<b>575</b>	<b>53.4</b>
	ft	mm
Living / dining	12' 5" x 7' 3"	3,795 x 2,206
Kitchen	12' 9" x 7' 3"	3,894 x 2,206
Master bedroom	12' 5" x 11' 7"	3,780 x 3,538

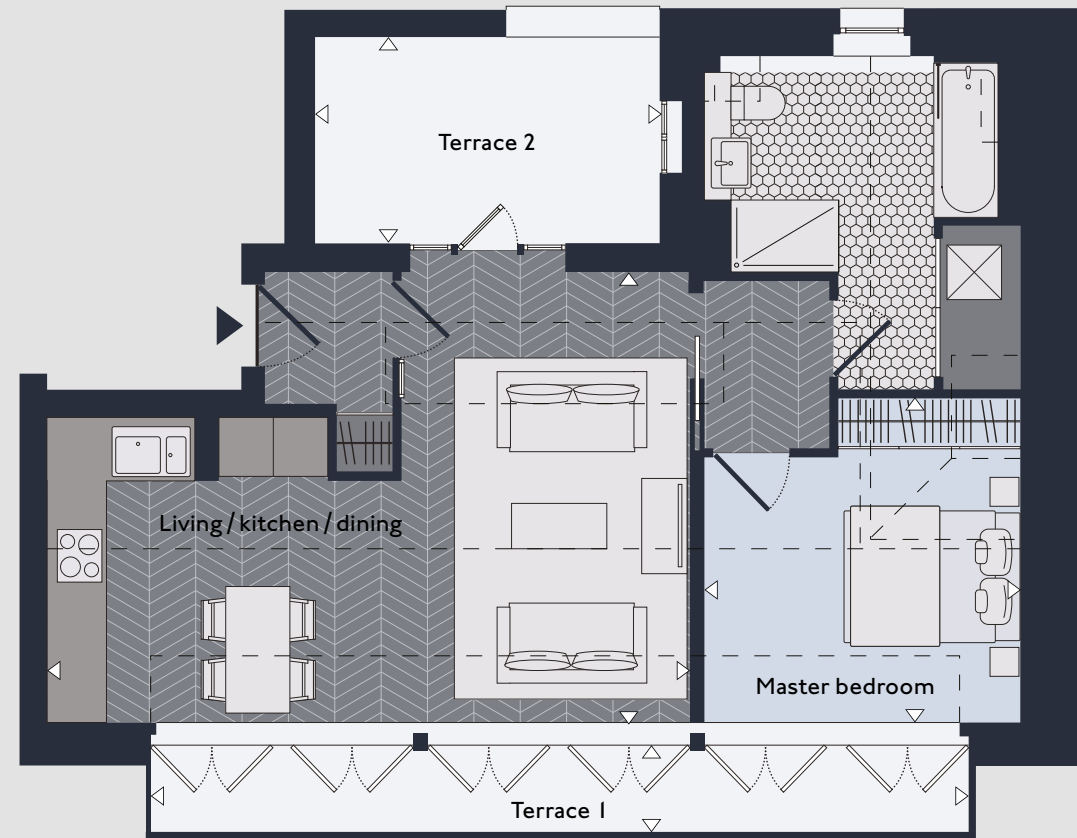
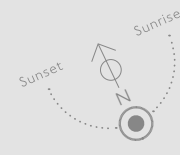


Location Floor



# One bedroom

Apartment No. B.2.01  
Second floor



	Sq ft	Sq m
<b>Total area</b>	<b>783</b>	<b>72.7</b>
<b>External area</b>	<b>160</b>	<b>14.9</b>
<b>Internal area</b>	<b>622</b>	<b>57.8</b>

	ft	mm
Living / kitchen / dining	23' 3" x 16' 4"	7,080 x 4,967
Master bedroom	11' 5" x 11' 9"	3,476 x 3,573
Terrace I	29' 7" x 2' 9"	9,017 x 846
Terrace 2	11' 7" x 7' 2"	3,527 x 2,185

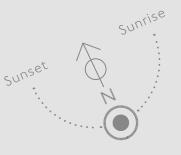
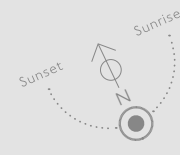


Dashed line shows variation of ceiling heights, please contact your sales agent for details

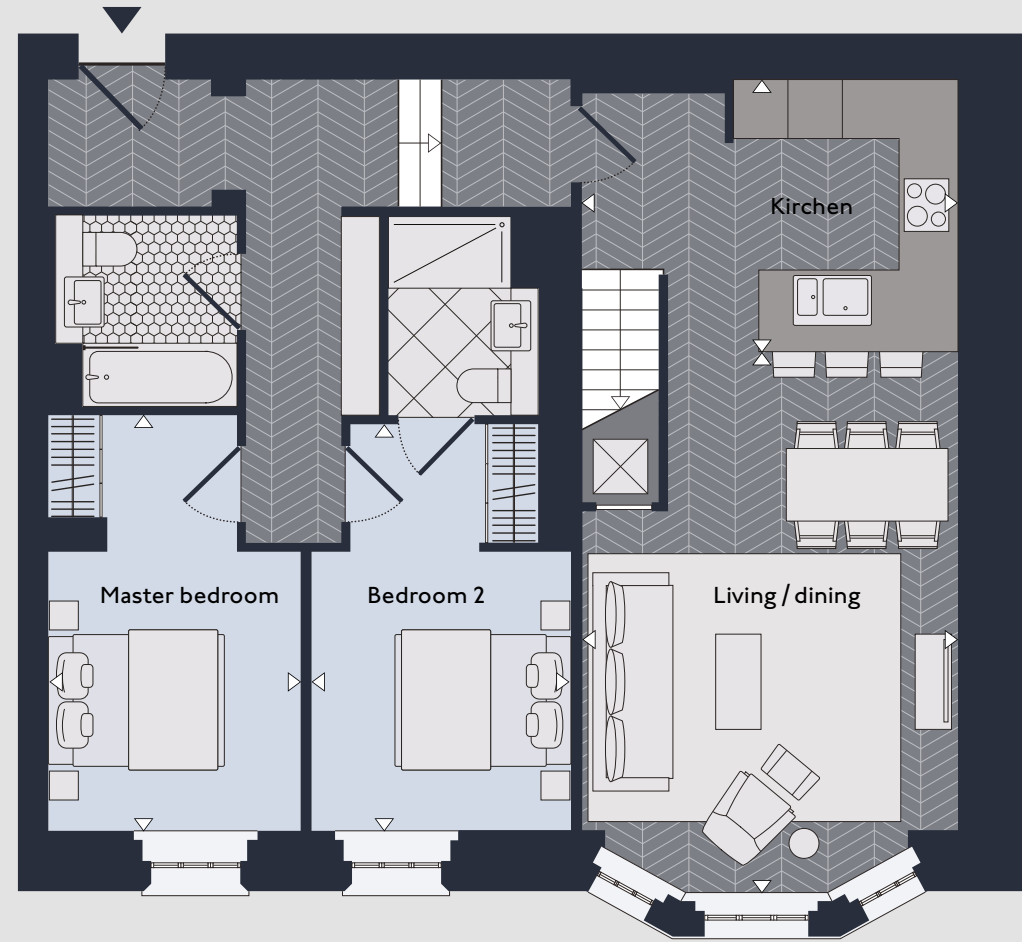


# Two bedroom

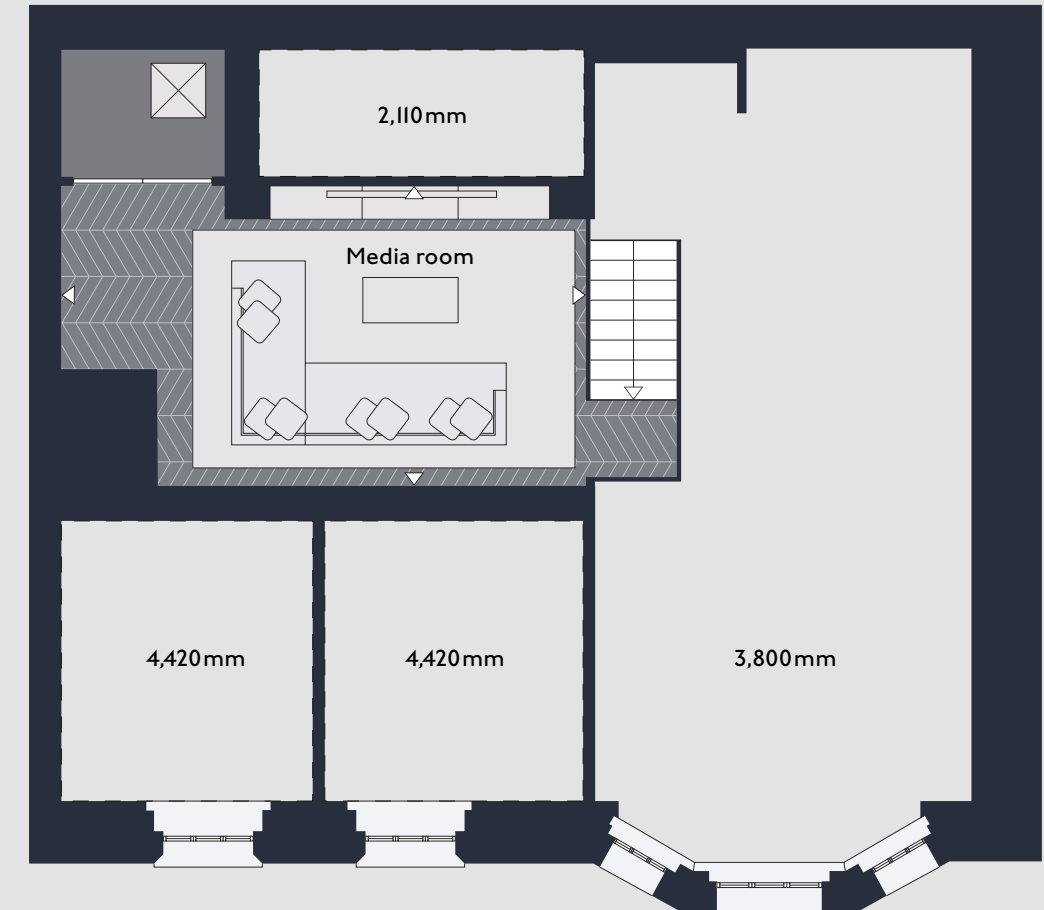
Apartment No. B.UG.02



Upper ground



Mezzanine



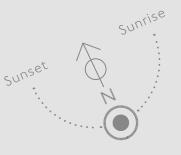
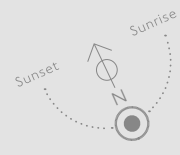
	Sq ft	Sq m
<b>Total area</b>	<b>1,187</b>	<b>110.3</b>
	ft	mm
Living / dining	19' 7" x 13' 7"	5,957 x 4,145
Kitchen	13' 7" x 9' 10"	4,145 x 3,000
Media room	18' 12" x 11' 1"	5,790 x 3,385
Master bedroom	14' 8" x 9' 5"	4,480 x 2,860
Bedroom 2	15' 0" x 9' 2"	4,580 x 2,788



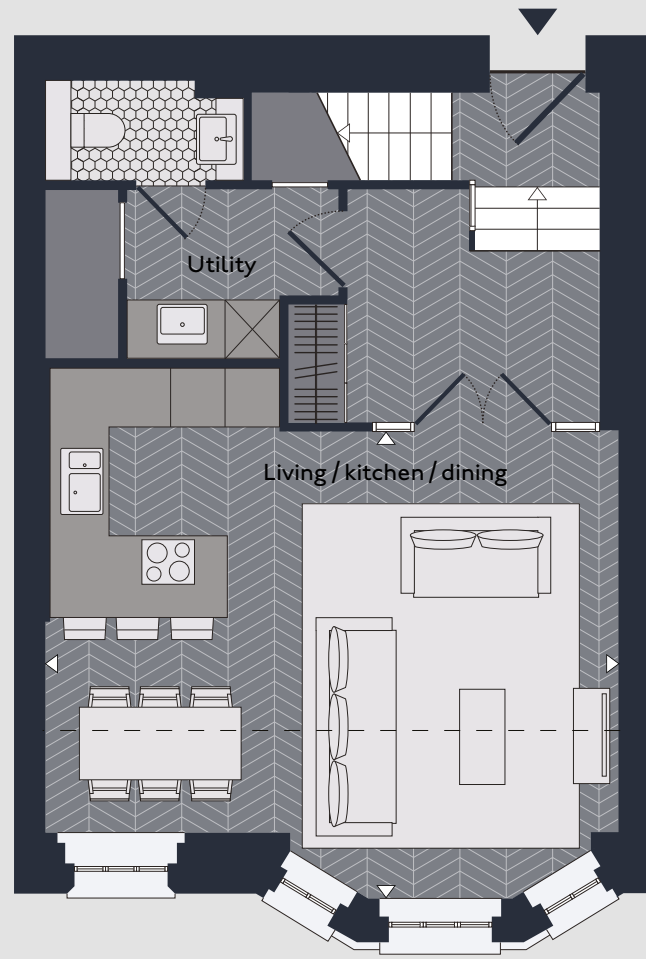


# Two bedroom

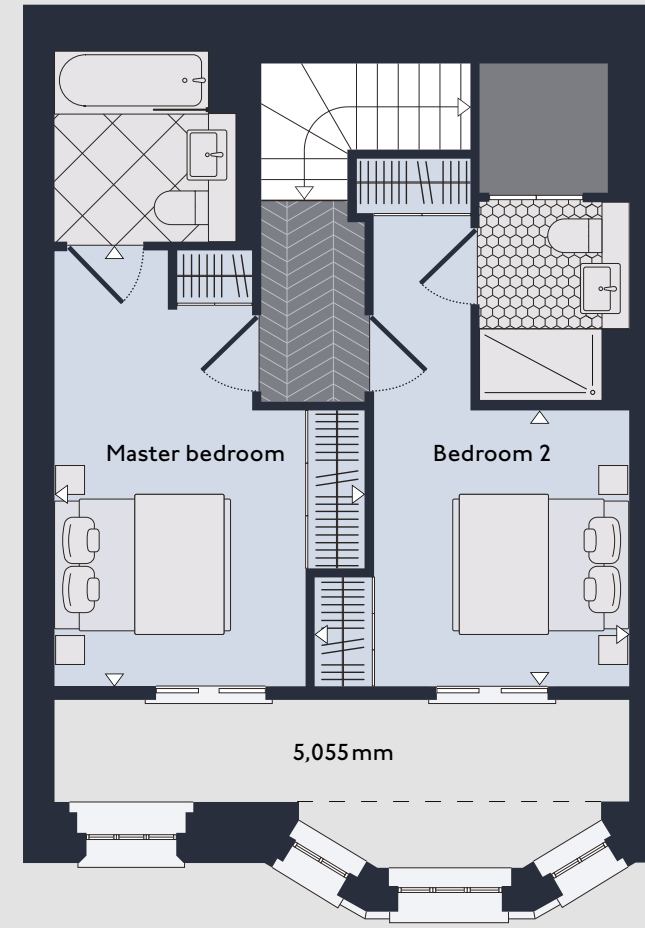
Apartment No. B.UG.03



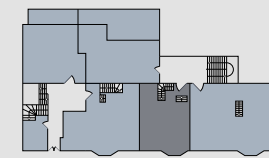
Upper ground



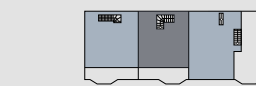
Mezzanine



	Sq ft	Sq m
<b>Total area</b>	<b>1,056</b>	<b>98.1</b>
Living / kitchen / dining	20' 10" x 16' 11"	6,348 x 5,147
Master bedroom	15' 9" x 11' 3"	4,800 x 3,425
Bedroom 2	11' 5" x 9' 12"	3,475 x 3,040



Upper ground



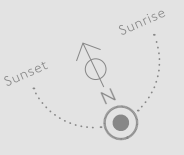
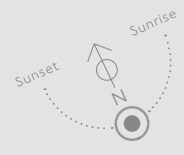
Mezzanine

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



# Two bedroom

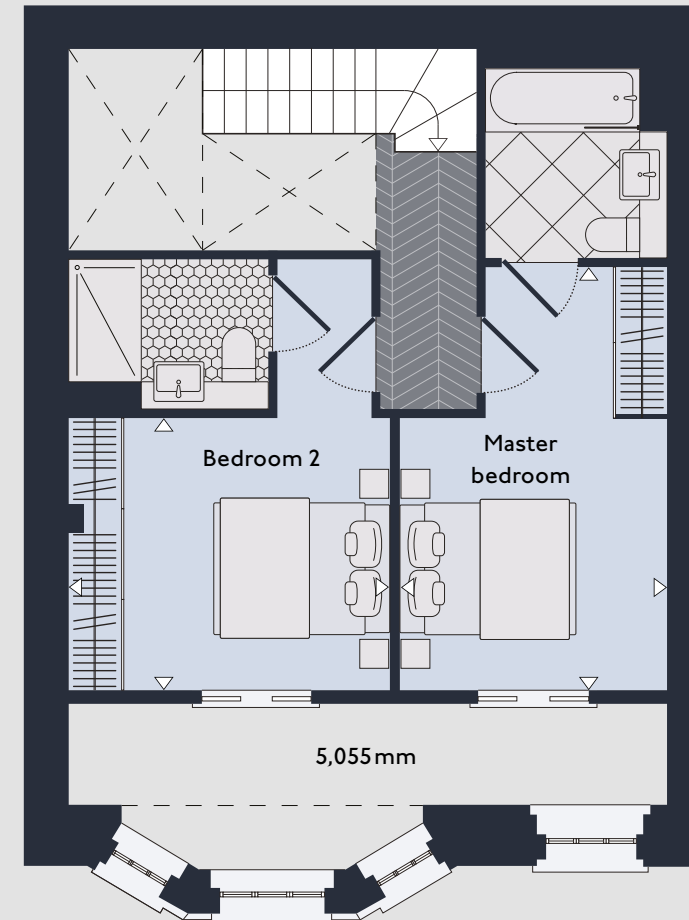
Apartment No. B.UG.04



Upper ground



Mezzanine



	Sq ft	Sq m
<b>Total area</b>	<b>1,272</b>	<b>118.2</b>
	ft	mm
Living / kitchen / dining	21' 8" x 17' 11"	6,600 x 5,450
Study	15' 6" x 8' 6"	4,735 x 2,600
Master bedroom	15' 4" x 9' 8"	4,665 x 2,950
Bedroom 2	11' 8" x 9' 10"	3,550 x 3,000



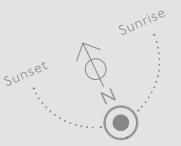
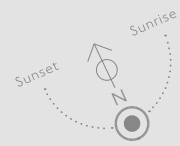
Dashed line shows variation of ceiling heights, please contact your sales agent for details

Indicates light well/skylight

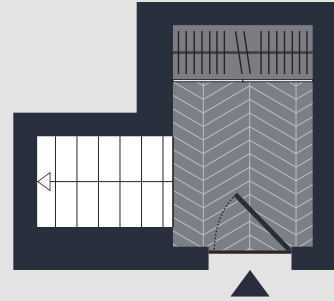


# Two bedroom

Apartment No. B.I.07



First

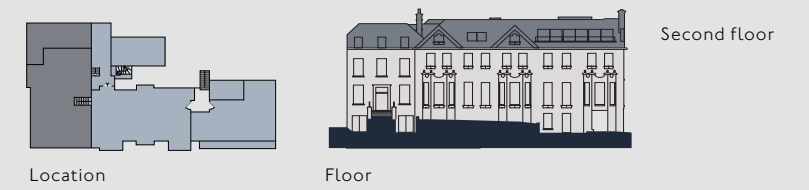
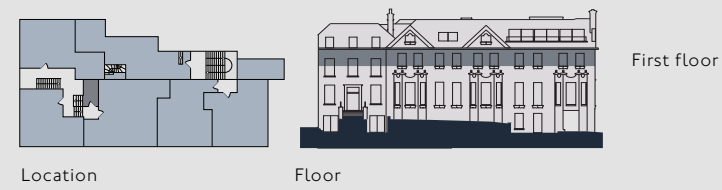


Second



	Sq ft	Sq m
Total area	1,372	127.5
External area	326	30.3
Internal area	1,046	97.2

	ft	mm
Living / dining	25' 4" x 11' 0"	7,710 x 3,365
Kitchen	11' 2" x 9' 5"	3,400 x 2,880
Master bedroom	13' 5" x 12' 5"	4,102 x 3,776
Bedroom 2	11' 6" x 8' 11"	3,516 x 2,716
Terrace	27' 3" x 10' 6"	8,300 x 3,201



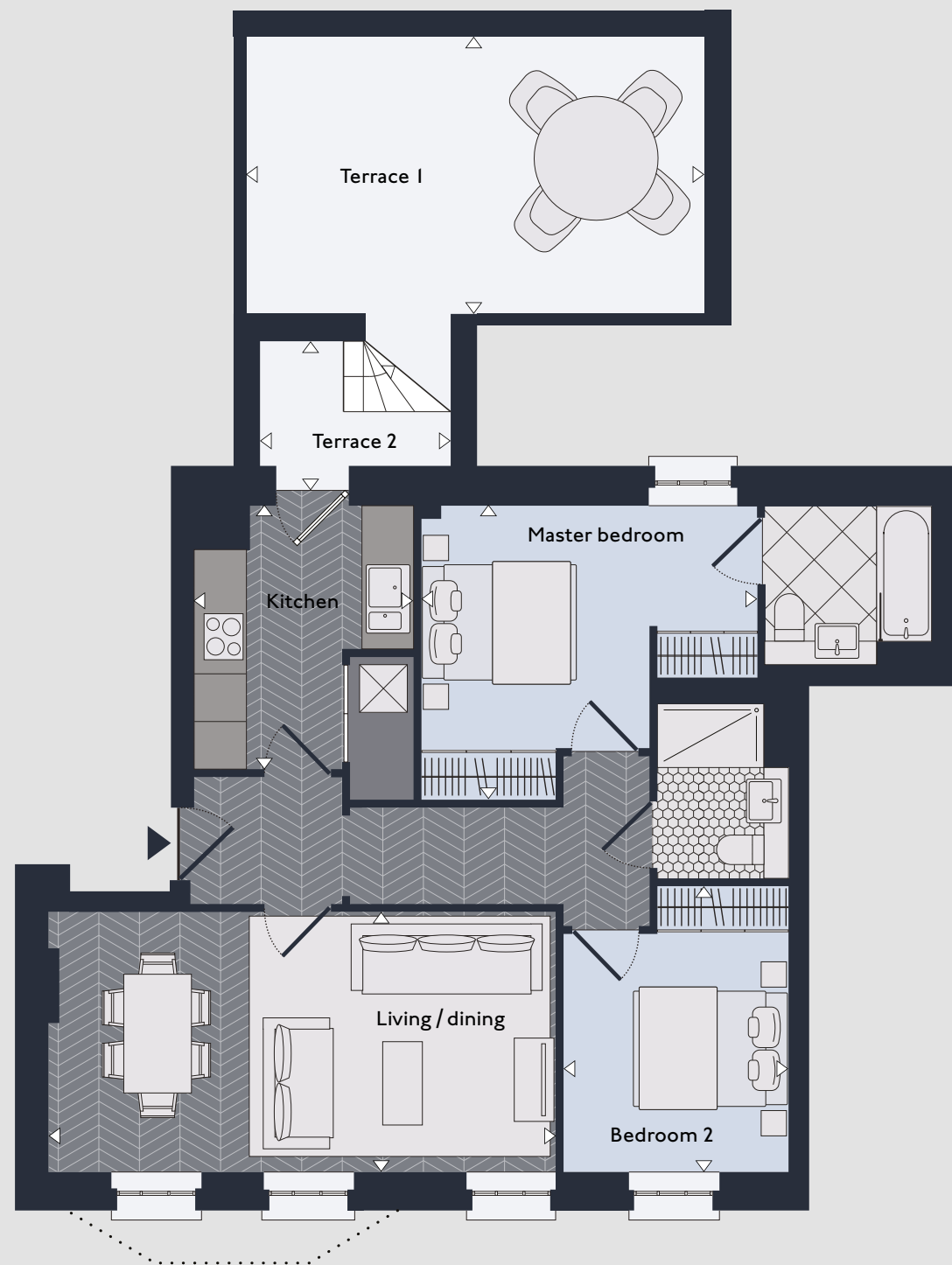
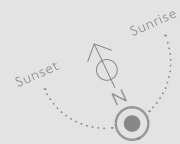
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Dashed line shows variation of ceiling heights, please contact your sales agent for details

Indicates light well/skylight



# Two bedroom

Apartment No. B.1.05  
First floor



	Sq ft	Sq m
Total area	1,059	98.3
External area	274	25.5
Internal area	784	72.8

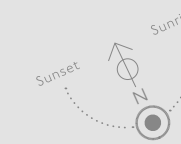
	ft	mm
Living / dining	21' 0" x 10' 9"	6,401 x 3,277
Kitchen	11' 0" x 9' 1"	3,355 x 2,760
Master bedroom	13' 10" x 12' 2"	4,227 x 3,715
Bedroom 2	11' 10" x 9' 4"	3,600 x 2,834
Terrace 1	20' 9" x 11' 8"	6,319 x 3,558
Terrace 2	7' 11" x 5' 1"	2,403 x 1,552



Location Floor  
Dashed line shows variation of ceiling heights, please contact your sales agent for details

# Two bedroom

Apartment No. B.2.02  
Second floor



	Sq ft	Sq m
Total area	1,063	98.7
External area	202	18.8
Internal area	860	79.9

	ft	mm
Living / dining	26' 11" x 10' 1"	8,210 x 3,075
Kitchen	10' 10" x 6' 3"	3,290 x 1,900
Master bedroom	17' 5" x 9' 4"	5,303 x 2,840
Bedroom 2	14' 1" x 11' 9"	4,300 x 3,572
Terrace 1	22' 9" x 7' 12"	6,946 x 2,438
Terrace 2	8' 9" x 3' 6"	2,668 x 1,065

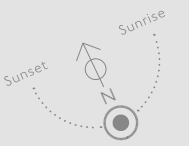


Location Floor  
Indicates light well/skylight



# Spa & gym

Accessible through Willoughby



	Sq ft	Sq m
<b>Total area</b>	<b>6120.4</b>	<b>568.6</b>
	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

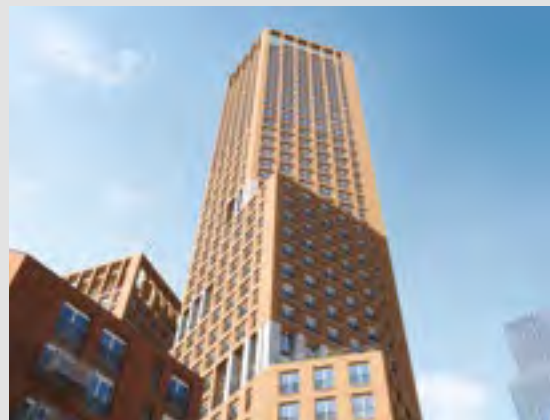


# Mount Anvil

## **Mount Anvil,** better London living



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 eleven years and recently awarded a Women In Construction Award for staff development and training – 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](http://www.mountanvil.com/aston-martin-racing), to see an Aston Martin Racing car, V8 Vantage GTE Challenger airlifted 360ft above Canary Wharf.



# The Team

## Goddard Littlefair

Goddard Littlefair was founded by Martin Goddard and Jo Littlefair in 2012. Both founders have a reputation for innovation, creativity and exquisite detail in their chosen spheres of hotel, leisure, spa and residential design, having worked on many of the capital's landmark hospitality and luxury residential projects. The company's ethos is all about human responses to an environment – space, light, textures and finishes – and the great creative collaboration that comes from having real trust and understanding with each and every client, partner and supplier on the team.

Clients include: Canary Wharf Group; Qatari Diar; Corinthia Hotels; Berkeley Homes and Starwood Capital Hotels. In 2015, Goddard Littlefair projects won a Sunday Times British Homes Award, an Evening Standard Property Award and a Gold Award at the London Design Awards.

[goddardlittlefair.com](http://goddardlittlefair.com)

G O D D A R D L I T T L E F A I R

## 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.

[aqp.co.uk](http://aqp.co.uk)

**A&Q**  
PARTNERSHIP

## 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.

[fabrikuk.com](http://fabrikuk.com)

**fabrik**



## Contact us

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

[sales@hampsteadmanor.com](mailto:sales@hampsteadmanor.com)

0203 582 5461

[hampsteadmanor.com](http://hampsteadmanor.com)

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