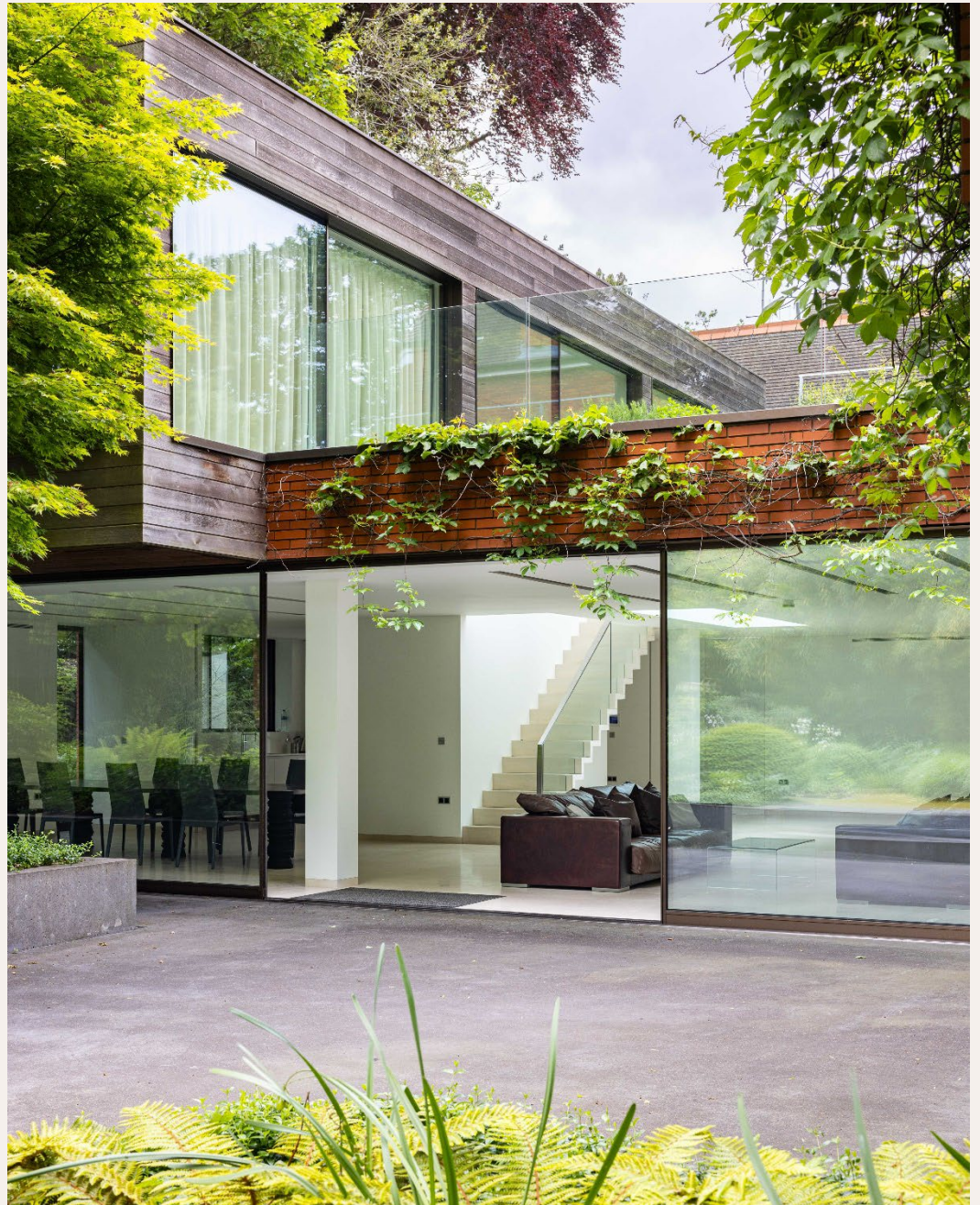


# Glass House

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Elm Walk, NW3



# Glass House

*"The Glass House is where minimalist style meets maximum nature"*

It is well known that being in nature calms the nervous system, extends life, and boosts creativity, but it can be cold and wet. This is not the case in The Glass House, which merges 21st-century design with floor-to-ceiling windows offering panoramic views of the mature woodland garden featured in Gardens Illustrated and Design Outdoors by Matt Keightley. It feels like living among the trees but in the warmest, safest, and most private house possible.

Tucked away in the verdant Elm Walk in Hampstead, the Glass House is a tranquil escape that is as peaceful as refined. Spanning an expansive 4,788 square feet, this private four-double-bed home (three with ensuite) is built on just two levels and presents a rare opportunity for modern, lateral living.

The open-plan layout enhances the flow between indoor and outdoor spaces, making it ideal for entertaining. A complete renovation in 2013 using modern materials has earned the building a high energy performance rating. With underfloor heating and AC throughout, you can adjust the home to your preferences year-round.

The property is conveniently located near Hampstead Heath, Hampstead Village amenities, and is close to Hampstead and Golders Green Underground Stations for easy access to the rest of London.





Glass, warm wood, limestone tiles, and elegant brick converge to create a space that is both inviting and sophisticated.













Clean, straight lines guide the eye towards the stunning natural vistas outside, offering a sense of tranquility.

















Accommodations include four spacious double bedrooms designed with the same consistent connection to the home's overarching theme of natural integration.







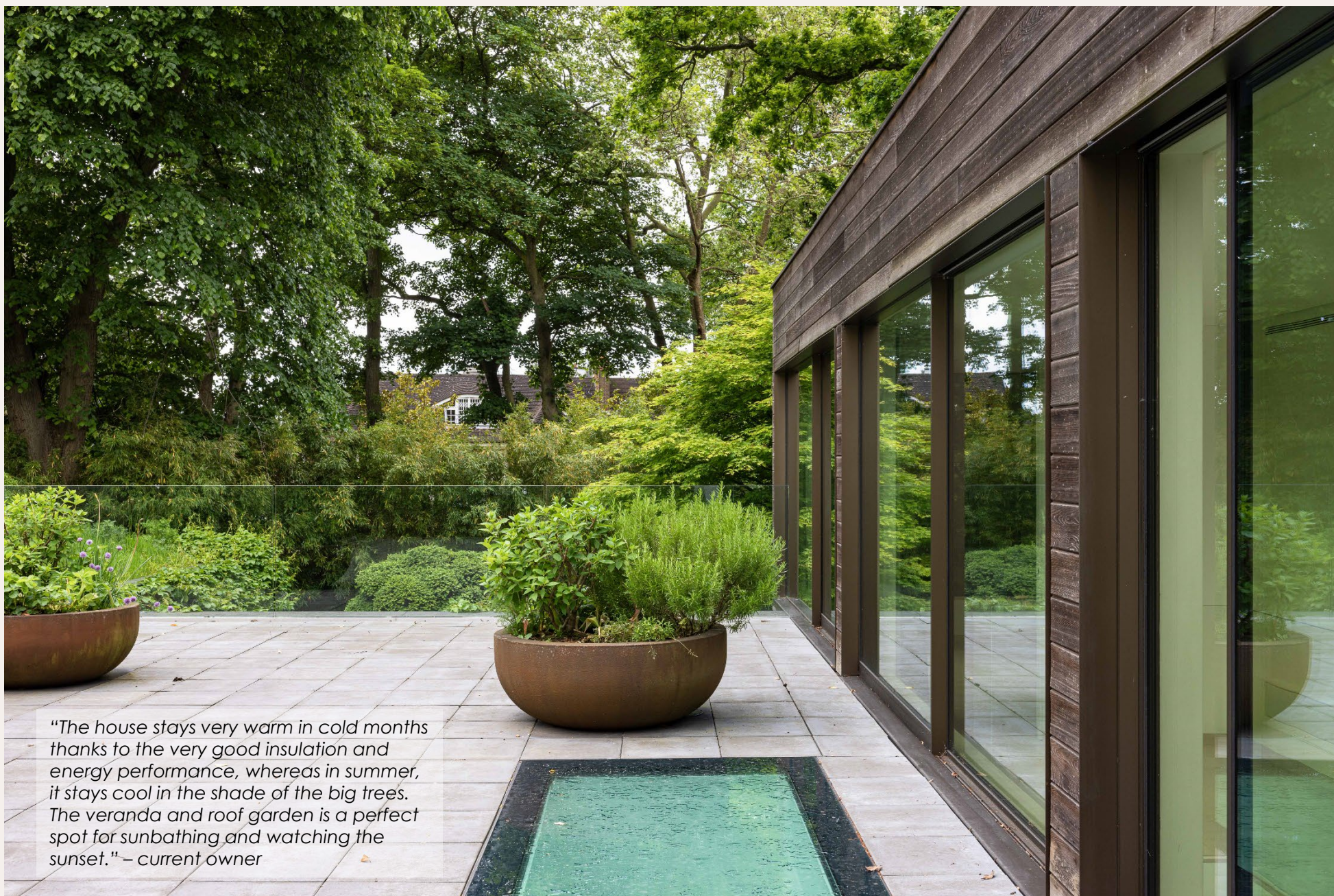






A cantilevered staircase emerges from the wall like art at the centre of the house, with sunlight streaming down from above.





*"The house stays very warm in cold months thanks to the very good insulation and energy performance, whereas in summer, it stays cool in the shade of the big trees. The veranda and roof garden is a perfect spot for sunbathing and watching the sunset." – current owner*







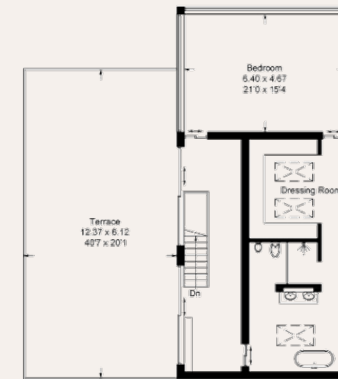
# Plans

## Elm Walk, NW3

Approximate Gross Internal Area = 444.8 sq m / 4788 sq ft



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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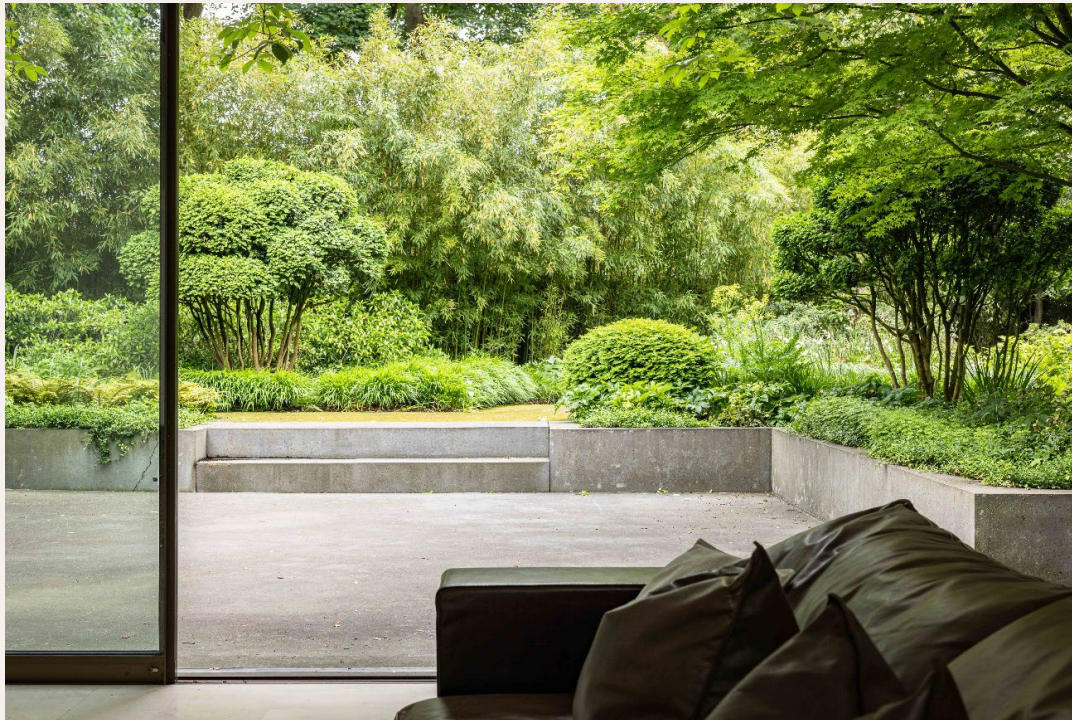
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## Location

Nestled in a secluded setting, Elm Walk offers a welcome retreat from the bustle of everyday life. A landscaped woodland garden protects the home from the outside world, providing a serene oasis of tranquillity and privacy.

Despite its seclusion, the property enjoys a prime location with proximity to the natural beauty of Hampstead Heath and the charming amenities of Hampstead Village. For convenient access to the rest of London, Hampstead Underground Station and Golders Green Underground Station (Northern line) are nearby.





# Other

## Fittings and Fixtures

- Custom made Bulthaup kitchen equipped with Gaggenau appliances, Sub-zero fridge, and both gas and induction hobs
- V-Zug washing machine and tumble dryer
- Oikos front and back doors
- Rimadesio internal doors and wardrobes
- KNX-based smart house system with the remote access to all systems (i.e. lighting, security cameras, gates, heating, air conditioning, media, water boilers, extractions, blinds)
- Built-in ceiling speakers throughout the house; limestone floors with underfloor heating
- Antonio Lupi and Agape sanitary ware, Gessi taps and shower heads
- All windows in the house are armed with several layers of special film that makes them unbreakable; alarm system with panic button connected to the central station; movement sensors; metal security mesh inside the walls

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Parking

The garage and the driveway can accommodate 4 cars, with resident parking permits for street parking available from Barnet

## Other

The property was completely renovated, with works completed in 2013. This included stripping down to the bare structure and fully replacing all pipes, wiring, insulation, heating, windows, doors, floors, kitchens, and bathrooms

## Planning

Planning permission to extend the house above the garage was granted and has since expired. The renders for the approved proposal can be found on Barnet website

## Heating

Underfloor heating throughout the house

## Air Conditioning

Daikin air conditioning system throughout the house

## Electricity

National Grid

## Sewage

Standard UK Domestic

## Tenure

Freehold

## Local Council

Barnet

## Council Tax

Band H, £3,886.48 per annum

## VIDEO TOUR



Coming soon







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