

VIDEO TOUR



Guide Price £4,250,000



Downshire Hill

“A house more charming, than Colin Firth”

Set discreetly behind a generous front garden, this balconied Regency Gothic house is part of a distinguished pair—believed to be among the oldest homes on Downshire Hill, dating back to the early 19th century. Between 1815 and 1822, during the reign of George III under the Regency of his son George IV, houses were constructed at the top of the street. These early villas at Nos. 4–8, including this one, remain some of Hampstead's most evocative Regency residences.

The house has played host to a remarkable history. From 1900 to 1902 it was the headquarters of the Purcell Operatic Society, where composer Martin Shaw—who later wrote *All Things Bright and Beautiful* and *Morning Has Broken*—lived with stage designer Edward Gordon Craig. Together they staged productions that influenced a generation of British theatre. Decades later, the novelist and biographer Elizabeth Jenkins (1905–2010) lived here from the 1930s until her death, writing some of her most celebrated works from within these walls.

Presented in excellent decorative order, the five-bedroom, two-bathroom home unfolds with a natural flow across versatile living spaces: a study, dining and reception areas, tv room, and a delightful garden room. Every corner speaks of both charm and purpose, balancing daily life with moments of quiet inspiration.









Few properties come to market that so perfectly capture the spirit of Hampstead—where period character and cultural heritage combine with family-friendly practicality. Pointed arch sash windows, wood floors, panelled doors and working fireplaces reflect the home's Regency origins, while a light-filled rear extension opens onto a mature and secluded garden. Enter, and the old timber and design details offer a sense of seasoned wisdom, creating a retreat that feels far removed from the bustle of London life.

As you move through the house, glimpses of the garden framed by elegant windows, or a cosy reading room tucked away, evoke Elizabeth Bowen's words: *"Nothing can happen nowhere. The house shelters day-dreaming, the house protects the dreamer, the house allows one to dream in peace."*

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— Elizabeth Bowen*







"The past is hidden somewhere
outside the realm, beyond the reach
of intellect, in some material object
— in the sensation which that
material object will give us."
—Edward Thomas













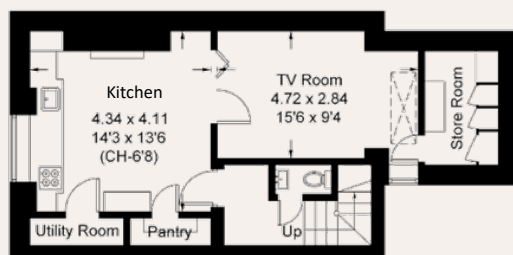




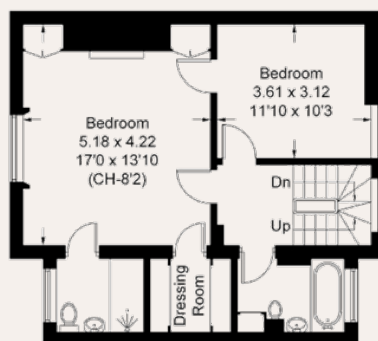
Plans

Downshire Hill, NW3

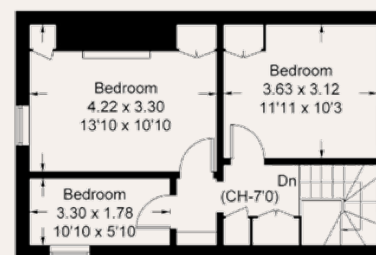
Approximate Gross Internal Area = 221 sq m / 2379 sq ft



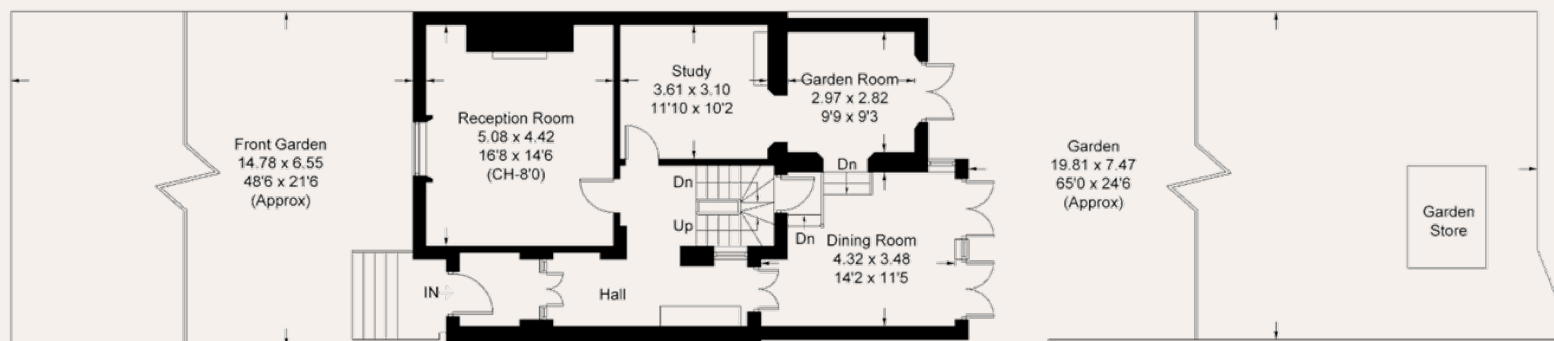
Lower Ground Floor



First Floor



Second Floor



Ground 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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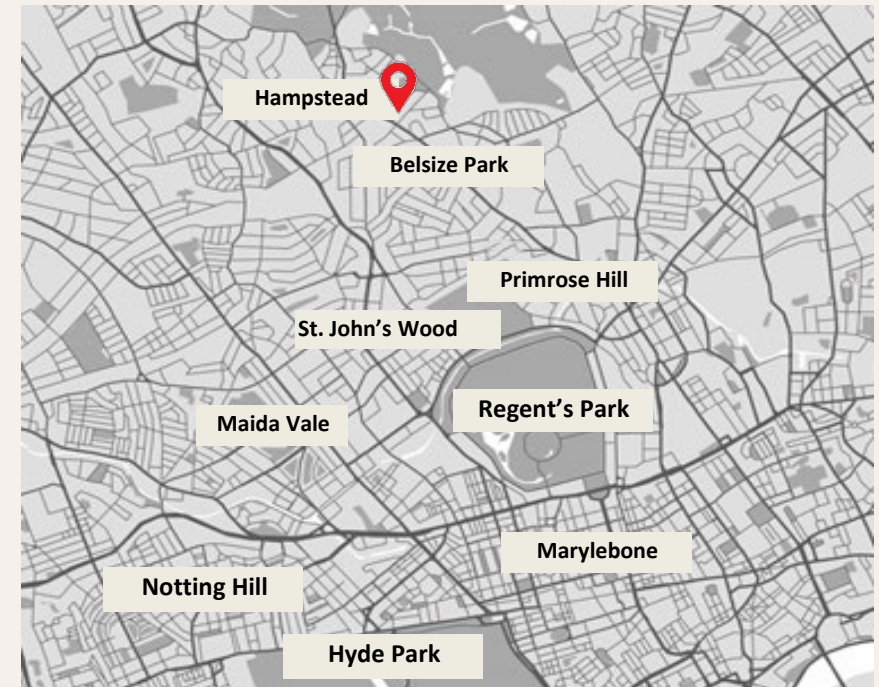
Location

“Sloping gently down towards the Heath, Downshire Hill is regarded as one of Hampstead’s finest streets.”

– Remarkable Homes of NW3, by David S. Percy

Downshire hill is renowned for its charm and historical significance. As noted in Remarkable Homes of NW3, this "dignified development" began in the Regency period and has since drawn notable residents, including the painter John Constable. The street is lined with elegant stuccoed brick villas featuring cast-iron balconies, bay windows, and canopies, many of which are listed, preserving the architectural beauty of Hampstead's past.

Extending from Rosslyn Hill to East Heath Road, Downshire Hill meets the entrance to Hampstead Heath—an 800-acre natural haven with open parkland, scenic trails, woodlands, and peaceful open-water swimming ponds.



Other

Tenure Freehold

Listed Building Yes, Grade II

Parking
Resident parking permits

Heating
Central heating (electric), underfloor in en suite bathroom

Air Conditioning
NA

Electricity
National Grid

Sewage
Standard UK Domestic

Local Council Camden

Council Tax Band H, £4,213 per annum



