domus stay.

Highgate West Hill

HAMPSTEAD

4 Bedrooms, 3.5 Bathrooms
For 8 guests





A Hampstead home of two halves. From the leafy front garden, this Grade II-listed villa is all buttoned-up symmetry; out back is something else entirely.

Georgian good looks give way to a more laid-back side in a cabin-like extension by architects Proctor & Shaw – wrapped in oiled Douglas fir, limewashed brick and earthy clay plaster. Beyond walls of glass, a gloriously untamed garden doubles down on the neighbourhood's already green credentials. Inside, family life takes a similarly free-spirited turn. Good bones, with a playful streak.



The living spaces

The Georgian side of the house still knows how to make an entrance. Sash windows, restored fireplaces and original cornicing keep things crisply polished without tipping into precious. To one side, a more grown-up space, with ready-to-recline Eames chair, a reading corner and mid-century pieces – the garden a constant presence beyond the panes. Across the hallway, a little more playfulness enters the picture. A piano, foosball table, stacks of board games and space for getting crafty give younger guests free rein.

In-between spaces have their moments, too. A compact workstation tucked above the staircase looks out over a double-height view of the greenery outside – not a bad place to catch up on emails, should you absolutely have to.



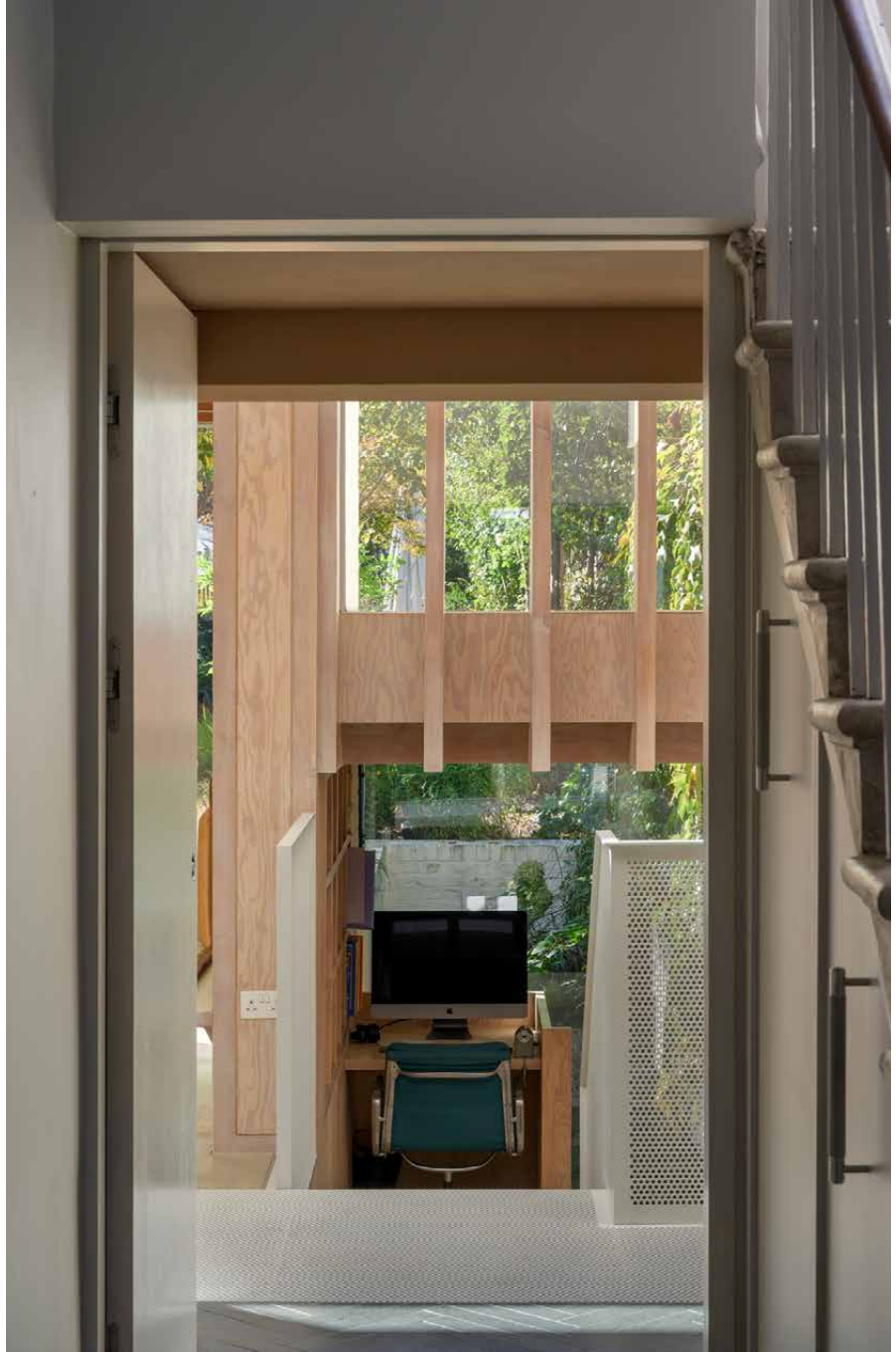


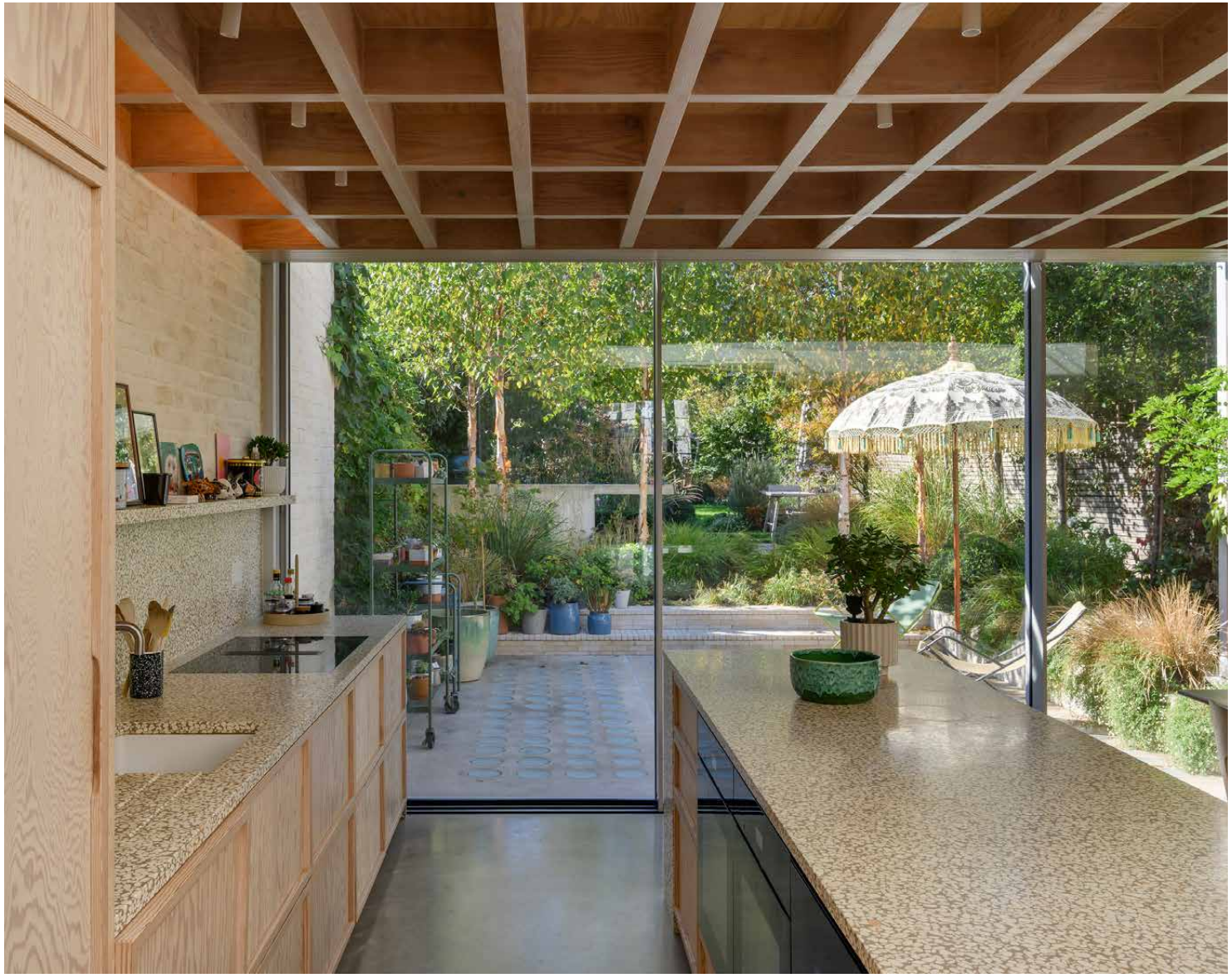

NOT OF THIS EARTH


NOT
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SWEDEN
THAT'S THE PLACE


SWEDEN





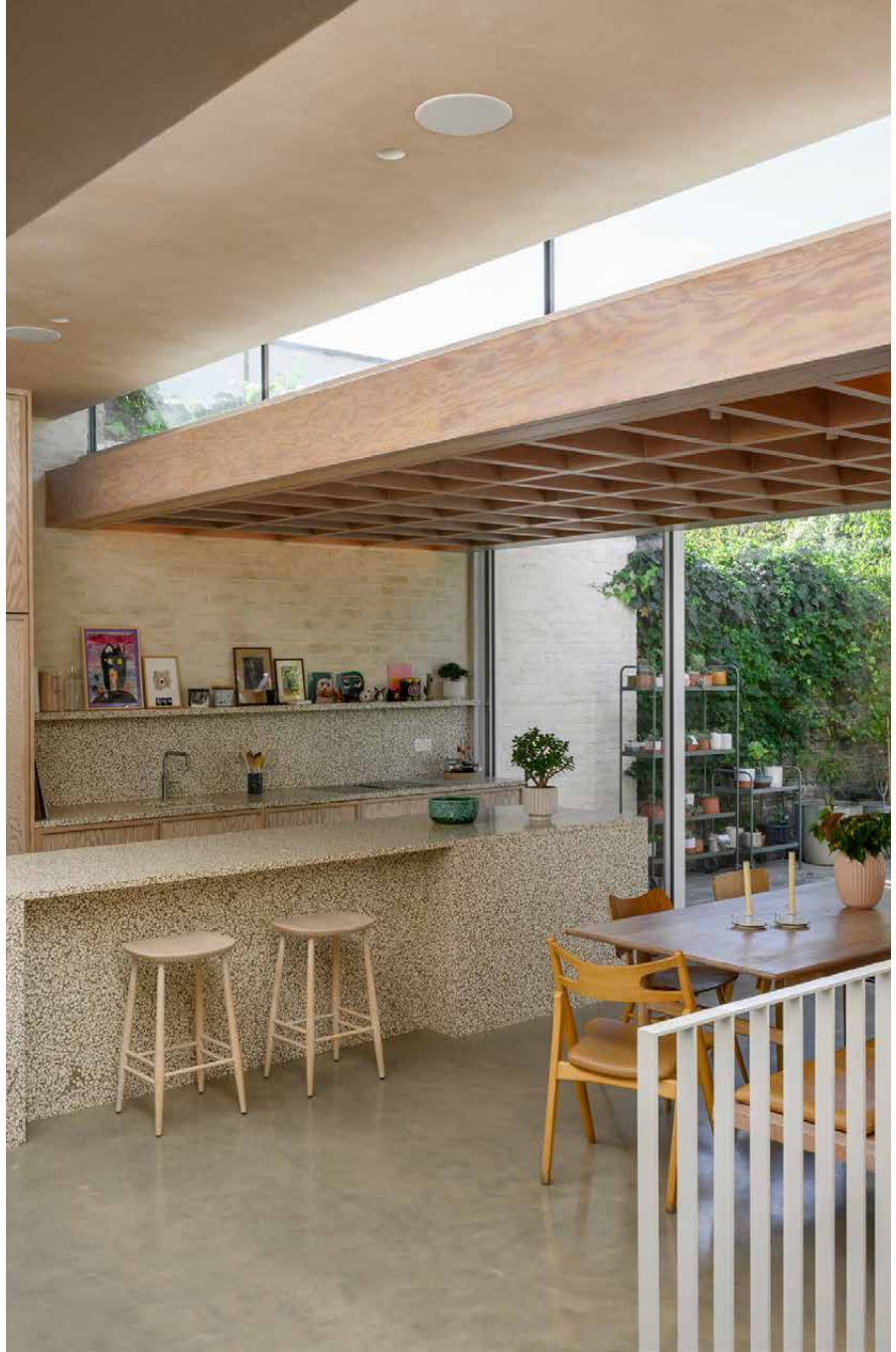
Kitchen & dining

And then, the plot twist. At the back of the house, oiled Douglas fir takes centre stage, running across walls, benches, cabinetry and beams, while clerestory windows and a ribbon of glass overhead draw in daylight. Think Scandinavian cabin, with an architectural edge. Lower ceilings bring everyone a little closer around the Carl Hansen dining table and built-in banquette. As the day wears on, the timber takes on a warmer character – the sort of setting that makes a case for more than one course.

The kitchen keeps a similarly low profile: white brick and speckled terrazzo with floor-to-ceiling glazing keeping the garden in view. Miele appliances and a Quooker tap do the heavy lifting; a tucked-away pantry and utility room keep the practicalities out of sight.















Bedrooms & bathrooms

Upstairs, the outside world continues to find its way in. Josef Frank's botanical wallpaper echoes the leafy views in the guest bedrooms, while the principal pares it back again. Rich timber frames the bed and conceals a walk-in wardrobe, with three sash windows bringing the treetops into focus. An understated, white-tiled en suite keeps the mood unhurried. Up in the eaves, things loosen up. Two bunk rooms with sleeping nooks and plenty of desk space have all the makings of a childhood hideout.







Wellness & leisure

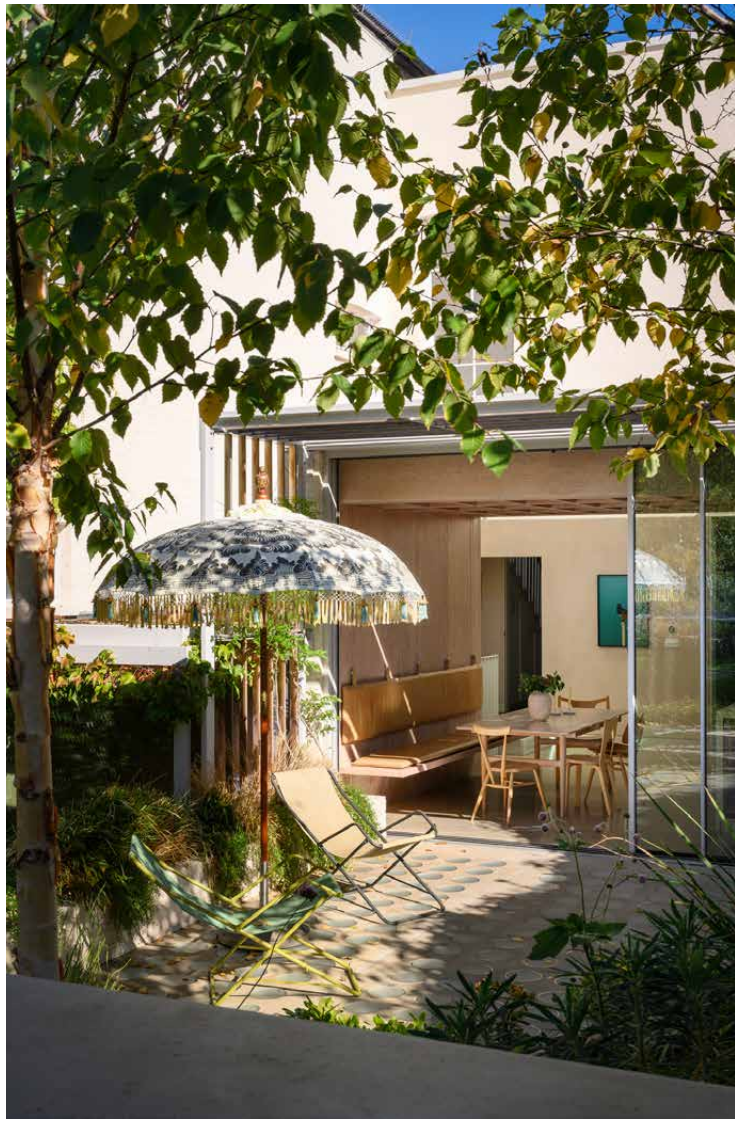
Downstairs, the pace it up to you. A gym, naturally lit from above through glass bricks, comes equipped for morning workouts. Next door, a sauna and shower room offer a slower alterative. And when the day's out, the cinema room awaits: deep-blue sofas, dark oak panelling and a big screen.

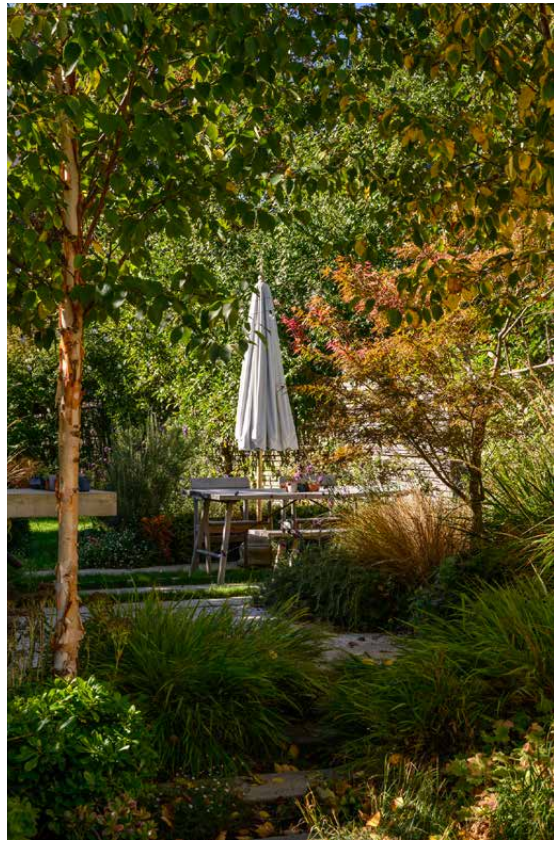




Outdoor spaces

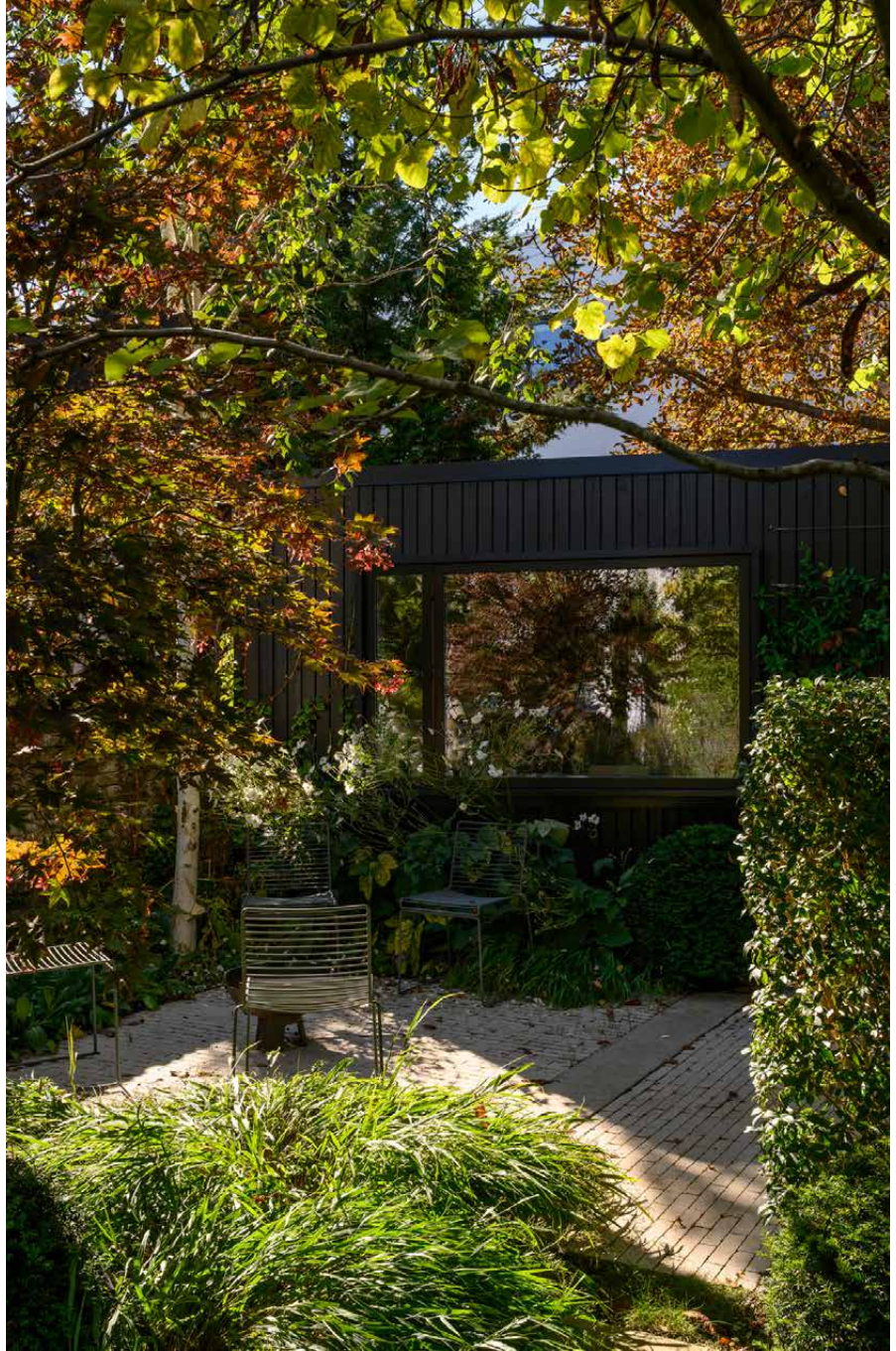
The garden is more naturalistic than manicured, and all the better for it. Landscaped by Sara Jane Rothwell, its 35-metre length unfolds through winding paths, layered planting and places to pause. Lunches on the patio, something cooking on the Big Green Egg, give way to afternoons stretched out on the lawn – with greenery at every turn.







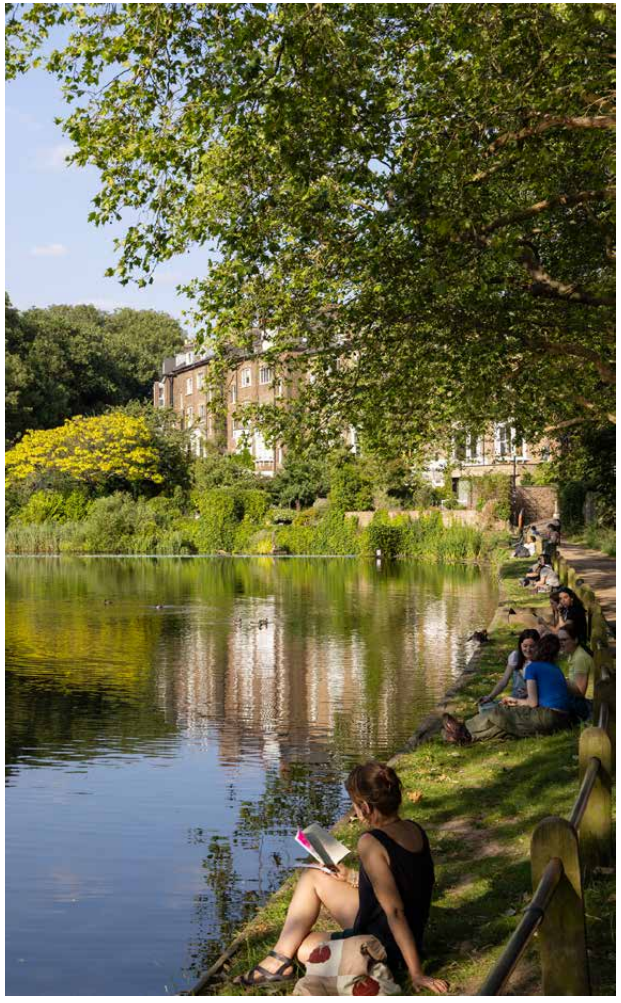


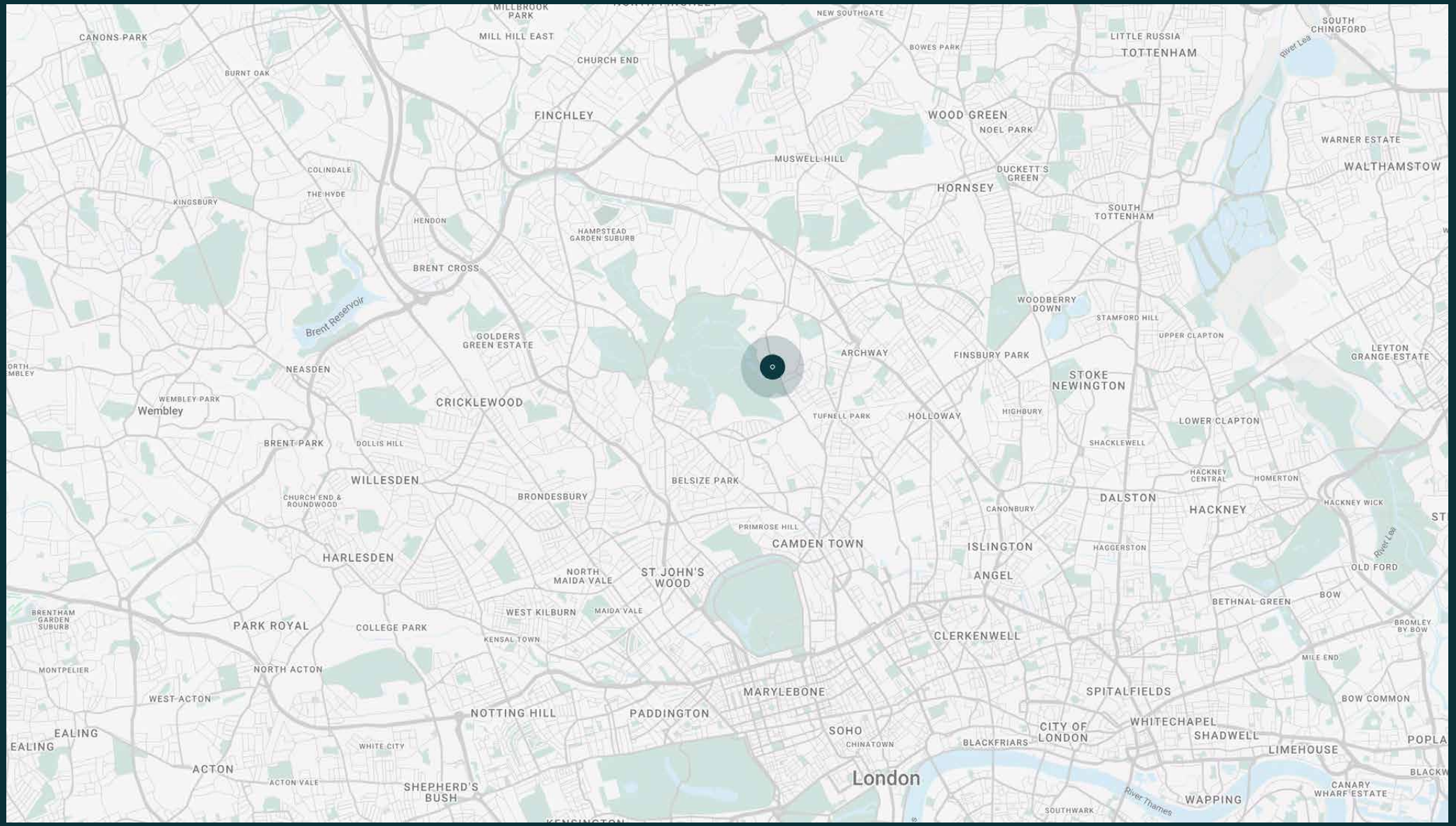


The neighbourhood

With Hampstead Heath's 800 acres on the doorstep, Highgate West Hill feels a world away from the city. Mornings might begin with a dip in the Heath's wild swimming ponds, a game of tennis or a walk up to Parliament Hill for sweeping skyline views. Refuel on nearby Swain's Lane, a neighbourhood favourite lined with independent cafés, a florist, butcher and fishmonger-turned-restaurant. Come afternoon, wander to Highgate Village for a pint at The Red Lion & Sun, or head downhill to The Bull & Last for a leisurely lunch. Cobbled streets, charming pubs and walks that turn into whole afternoons – this is London at its most laid-back.






MILLBROOK PARK
NEW SOUTHGATE
CANONS PARK
MILL HILL EAST
BOWES PARK
LITTLE RUSSIA
SOUTH CHINGFORD
TOTTENHAM
River Lea
CHURCH END
BURNT OAK
FINCHLEY
WOOD GREEN
NOEL PARK
WARNER ESTATE
MUSWELL HILL
COLINDALE
DUCKETT'S GREEN
WALTHAMSTOW
THE HYDE
HORNSEY
KINGSBURY
SOUTH TOTTENHAM
HENDON
HAMPSTEAD GARDEN SUBURB
BRENT CROSS
WOODBERRY DOWN
STAMFORD HILL
Brent Reservoir
UPPER CLAPTON
GOLDERS GREEN ESTATE
ARCHWAY
FINSBURY PARK
LEYTON GRANGE ESTATE
NEASDEN
STOKE NEWINGTON
WEMBLEY PARK
CRICKLEWOOD
Wembley
TUFNELL PARK
HOLLOWAY
HIGHBURY
LOWER CLAPTON
BRENT PARK
DOLLIS HILL
SHACKLEWELL
HACKNEY CENTRAL
HOMERTON
WILLESDEN
BELSIZE PARK
CHURCH END & ROUNDWOOD
BRONDESBURY
DALSTON
CANONBURY
HACKNEY
HACKNEY WICK
PRIMROSE HILL
CAMDEN TOWN
ISLINGTON
HAGGERSTON
River Lee
HARLESDEN
NORTH MAIDA VALE
ST JOHN'S WOOD
ANGEL
OLD FORD
BETHNAL GREEN
BOW
BRENTHAM GARDEN SUBURB
WEST KILBURN
MAIDA VALE
PARK ROYAL
COLLEGE PARK
KENSAL TOWN
CLERKENWELL
BROMLEY BY BOW
MONTPELIER
NORTH ACTON
MILE END
MARYLEBONE
SPITALFIELDS
WEST ACTON
BOW COMMON
NOTTING HILL
PADDINGTON
SOHO
CITY OF LONDON
WHITECHAPEL
SHADWELL
EALING
WHITE CITY
CHINATOWN
BLACKFRIARS
LIMEHOUSE
ACTON
London
ACTON VALE
SHEPHERD'S BUSH
River Thames
WAPPING
CANARY WHARF ESTATE
SOUTHWARK

Property features

- Grade II-listed, double fronted Georgian villa
- Architecture by Proctor & Shaw
- Two formal reception rooms
- Standout kitchen and dining room
- Principal bedroom suite with walk-in wardrobe
- Four further bedrooms
- Family bathroom
- Sauna and additional shower room
- Well-equipped gym
- Cinema
- Large, landscaped garden
- Walking distance to Hampstead Heath

Approx. 410 sq m / 4413.2 sq ft



Total area (approx.): 410.0 sq. m (4413.2 sq. ft)

(Excluding Eaves, Outbuilding and External Storage)

Outbuilding area (approx.): 12.0 sq. m (129.1 sq. ft)

External Storage area (approx.): 4.7 sq. m (50.5 sq. ft)

Guest & concierge services

Our concierge team are here to help guests settle in, seamlessly. Centre court tickets to Wimbledon, Premier League seats with the best views, Savile Row tailors on standby, or a private chef to cater to individual tastes – we aim to elevate every stay.

From the moment of booking with us, each guest has a single point of contact to finesse the details. Our statement spaces are just the starting point – to ensure everyone feels at home, our rates include:

- Weekly housekeeping
- Luxury linens and toiletries
- A personal welcome and arrival essentials
- Professional inventory inspection before and after every stay
- Flexible check-in/out
- Legal compliance on all our homes
- Unlimited access to guest services and tailored experiences
- Access to a curated portfolio of sole agency properties







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Please get in touch if you have any questions or require any further information.

hello@domusstay.com

+44 (0)20 8168 8880

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