



71 PLATT'S LANE

LONDON, NW3

VICTORIAN CHARM, MODERN LUXURIES

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Located in the lively heart of Hampstead, 71 Platt's Lane features a collection of three uniquely crafted homes by the boutique developers at Warren Property Group.

Each residence has been thoughtfully designed to harmonise contemporary aesthetics with the area's rich Victorian heritage.

Enjoy a charming village ambiance amidst striking architecture, with easy access to central London and the serene beauty of nearby nature.

71 Platt's Lane combines urban convenience with the charm of a peaceful retreat.

71 PLATT'S LANE
LONDON, NW3

Leaflow
House

Barkwyn
House

Oakley
House



Schedule of

ACCOMMODATION

House Name	Size (sqft)	Bedrooms	Bathrooms	Garden Space (sqm)	Parking
Leafflow House	1953	5	3	52	2 x on street
Barkwyn House	2041	5	5	52	2 x on street
Oakley House	2145	5	5	52	1 x off street



A stunning development

3 FAMILY HOMES

Each home embodies the timeless appeal that has made Hampstead one of Britain's most sought-after postcodes. Just moments from Hampstead Village and the expansive Hampstead Heath, these residences offer a sense of rural tranquility while remaining close to the city.

Individually designed, each home features five bedrooms, three to four bathrooms, a cinema room, and spacious living areas with beautifully landscaped gardens.



The Location

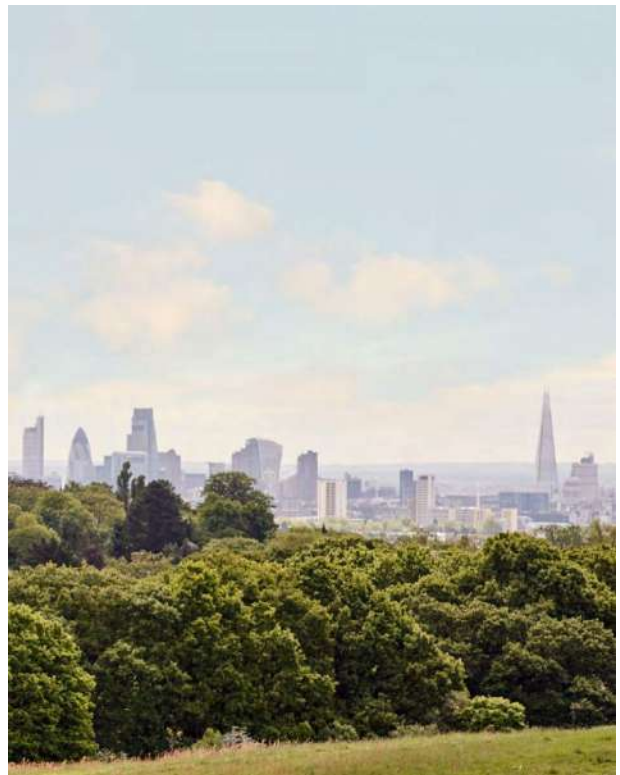
71
PLATT'S
LANE

HAMPSTEAD

A vibrant yet peaceful corner of London; Hampstead offers the best of both worlds. Elegant cobbled streets brim with independent shops, charming cafes, and award-winning restaurants.

A close-knit community thrives along side Hampstead Heath, a sprawling 790-acre park perfect for picnics, leisurely strolls, or invigorating hikes. Explore ancient woodlands, uncover hidden ponds, or take a dip in the open-air swimming pools – all on your doorstep.

Outstanding independent and public schools and excellent transport links solidifies Hampstead's appeal.





Well Connected

TRANSPORT

Hampstead offers seamless travel across London. The Northern Line whisks you to King's Cross St. Pancras for national and international connections, while Leicester Square and the City are also easily accessible.

Thameslink on the Overground provides a link north, and a comprehensive bus network connects you to various destinations. Whether you prefer the convenience of the Underground, scenic journeys on the Overground, or exploring the city by bus or bike, Hampstead keeps you effortlessly connected.



HAMPSTEAD
HEATH
OVERGROUND



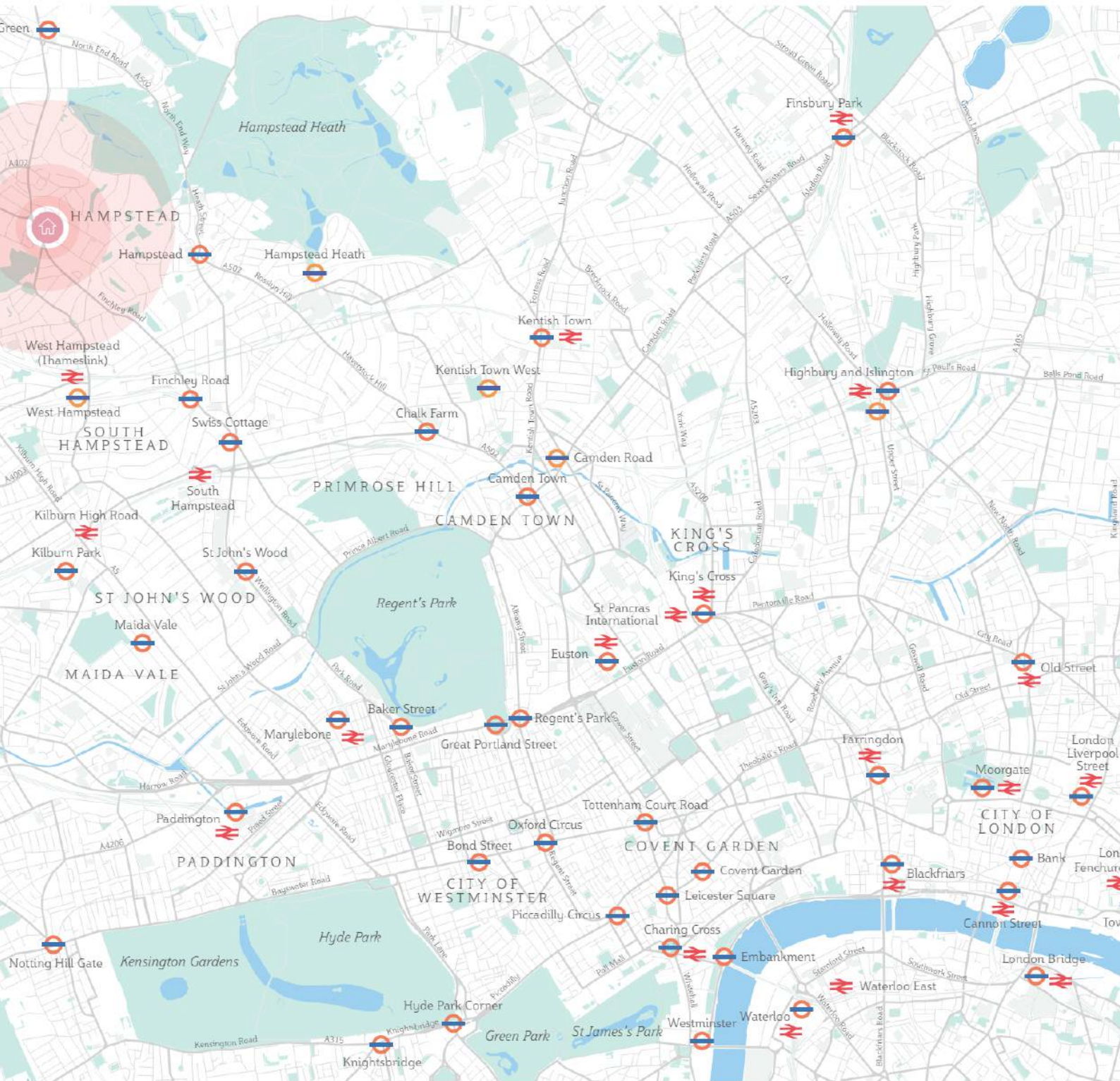
HAMPSTEAD
UNDERGROUND



WEST
HAMPSTEAD
THAMESLINK



Connection Map



Stunning INTERIORS

Behind the timeless Victorian facades, discover bright interiors that seamlessly blend contemporary comfort with classic charm. Traditional features like herringbone flooring, elegant wall paneling, and beautiful fireplaces have been thoughtfully integrated.

Each room is designed to feel inviting and warm, offering all the comforts of modern living while capturing the historic character of the surrounding area.





Each kitchen is expertly crafted with shaker-style cabinetry in refined, contemporary colors. Premium integrated appliances, sleek quartz countertops, and soft cabinet lighting make these kitchens ideal for entertaining and perfect for exploring your culinary skills.

The bathrooms are thoughtfully designed to enhance space and exude a sense of luxury. Decorated in soothing neutral tones, each bathroom is bright and inviting, creating a serene retreat for unwinding after a busy day.



Luxury SPECIFICATION

EXTERNAL

Rendered Victorian period features with bespoke double glazed energy efficient timber sash windows. Victorian tiled paths and grass gardens with planted borders and hedging.

FLOORING

The living room and kitchen are covered with high quality engineered herringbone wood flooring throughout. Luxury stain resistant carpet to all other areas except bathrooms which have porcelain tiles.

JOINERY

Built-in wardrobes in each bedroom, bespoke built-in units to living areas with traditional timber mouldings for skirtings and architrave complemented by decorative plaster cornice.

LIGHTING

Energy efficient LED downlights and ceiling pendants with dimmer controls in reception rooms and bedrooms. Integrated LED cabinet lighting in the kitchens and bathrooms.

KITCHEN

British-made modern shaker style kitchens, with high quality quartz worktops and integrated Miele appliances including induction hob, oven, extractor hood, dishwasher, and a fridge and freezer.

All homes have a utility room with bespoke cabinetry, washer and dryer, and high quality worktops and sanitaryware.

BATHROOMS

Individually designed to maximise space and provide a sense of luxury.

Vanity units, sanitaryware, fittings, heated towel warmers and mirrors, and underfloor heating in every bathroom. Porcelain tiles have been hand selected in every bathroom to give each space a unique identity.

HEATING/COOLING

Low carbon energy efficient homes with energy efficient central heating provided by gas-fired boilers.

Thermostatically controlled electric underfloor heating in the bathrooms, as well as towel radiators and heated mirrors, will give maximum comfort.

Energy efficient, remote controlled Daikin air conditioning throughout.

HOME AUTOMATION

High Speed BT connections and Virgin Fibre Connections can be used to their full ultra high speed capacity.

Each home is equipped with smart door entry system, video doorbell and central heating control with internet connectivity, allowing you to control your heating and talk to visitors remotely from your mobile phone.

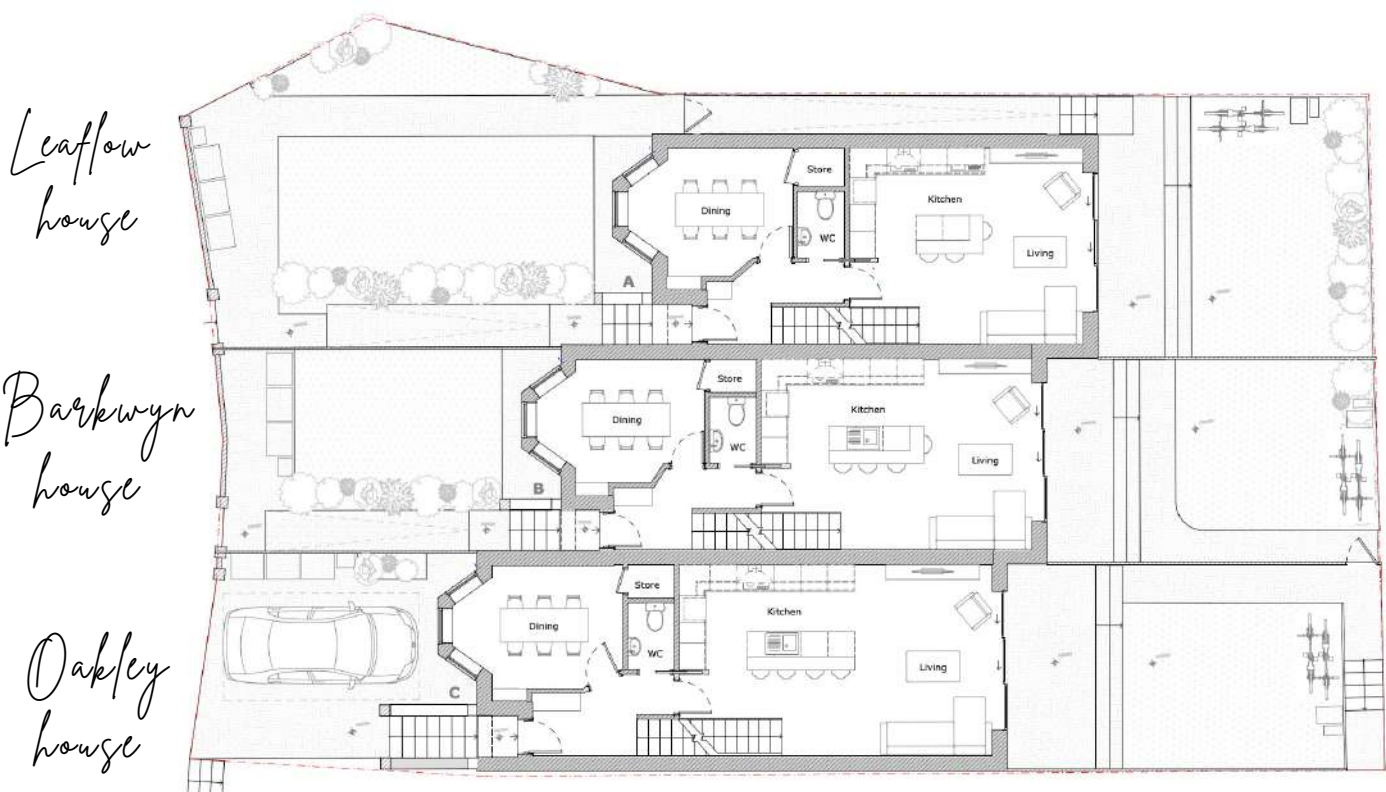


FLOORPLANS

Lower Ground Floor



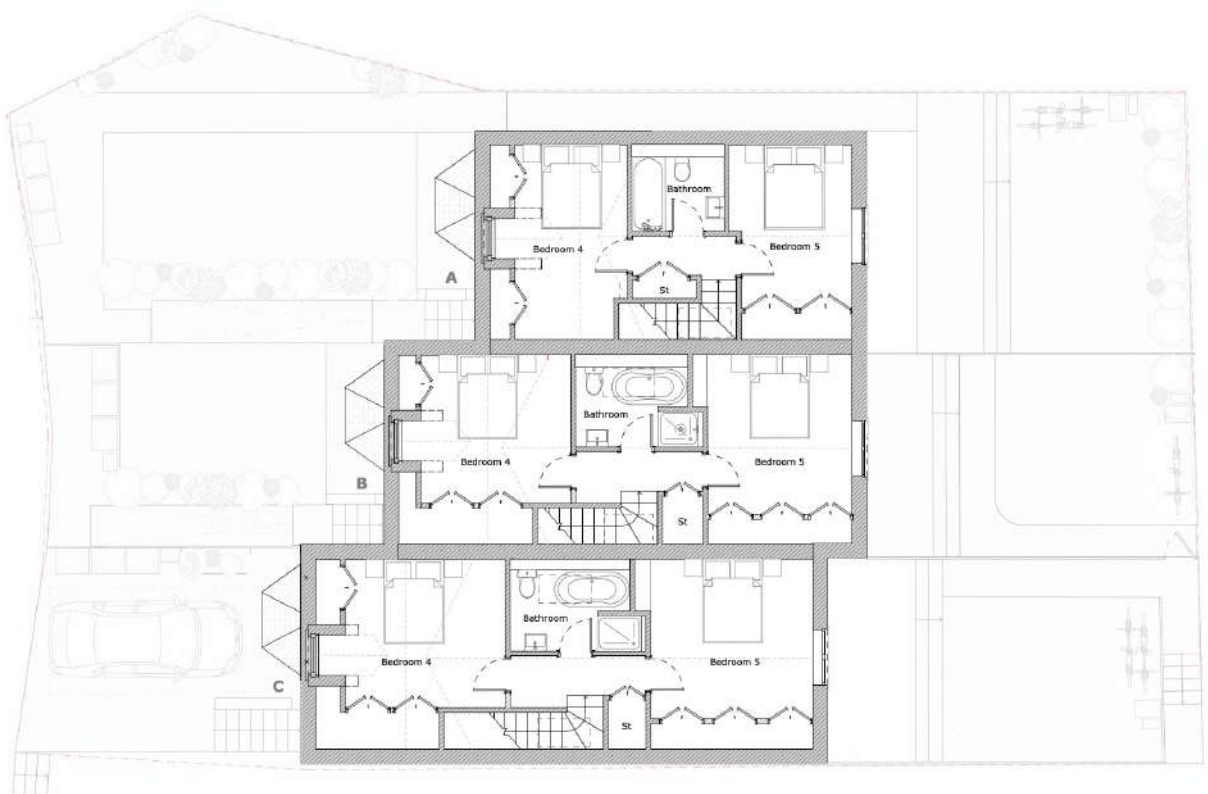
Ground Floor



First Floor



Second Floor



Front



Rear



Developed by

WARREN PROPERTY GROUP

Warren Property Group is a boutique property development company whose multi-disciplinary team specialise in combining modern construction with Victorian charm to create luxury homes.

Victorian Charm. Modern Luxuries

FOR ENQUIRIES
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