

HAMPSTEAD – A BREATH OF FRESH AIR IN THE CITY

Boasting London's largest open space in the form of Hampstead Heath and a country village atmosphere, the residents of this leafy corner of London could be forgiven for forgetting that they live only moments from the heart of the capital. The green environs of the heath and the prized stock of elegant Victorian villas and terraces make this one of London's most desirable residential areas. Add to that a cosmopolitan vibe with an ever-expanding ex pat community, and it's easy to see why this is one of the transferees' destinations of choice.

Putting Hampstead on the map

Hampstead is located in the London Borough of Camden and it lies approximately four miles north-west of the centre of the capital, with the postcode NW3. As with most parts of London, it comprises a number of distinct 'villages', which are in this case Hampstead Heath and Hampstead Village, Belsize Park, Primrose Hill, Highgate, West Hampstead and South Hampstead. Originally the site of a small hilltop spa, Hampstead really became a suburb with the arrival of the railway in 1860, after which an explosion of building and the lure of the heath made it popular with wealthy city workers.



These attractions have continued to compel and now the area is served by a multitude of stations on the Northern and Jubilee underground lines, as well as three train lines, making it quick and easy either to reach the centre of London or to escape London all together; in particular, there is a direct train link to Luton Airport.

Who lives here and why?

With Hampstead, it might be a case of asking 'Who lived here?' as the area has been attracting the rich and famous for over 100 years and it continues to be popular with writers, actors and wealthy middle class Londoners today. Famous names that have or still do call Hampstead their home include: Lord Byron, Sigmund Freud, Keats, George Orwell, Constable, Stephen Fry, Dame Judi Dench, William Blake, Anna Pavlova, Marianne Faithful, Agatha Christie, Ian Fleming – and although it may not be much of a recommendation, it is thought that the famous highwayman Dick Turpin was born here in the Spaniards Inn.

With a list of illustrious names like that it's evident that the place has got some pulling power. Part of this is down to its enviable location – in one of the hilliest areas of London, there are some spectacular views back towards the centre of town – and part of it is down to the villagey feel of the place. More often than not, once people have moved here, they stick around, so the community has a good sense of continuity and shared history.



But even for the more transient ex-pat residents, this is an area with plenty to offer:

- Large Victorian family houses command premium prices and make Hampstead one of the most desirable inner London suburbs for families who want room to grow. More millionaires live here than in any other part of the United Kingdom.
- With 28 primary schools, 10 secondary schools and 10 colleges in the area, as well as good public transport links to adjoining areas, there is a good chance of finding suitable educational establishments for transferees' children.

- **Large open spaces:** – with Hampstead Heath and Primrose Hill on your doorstep, who needs to worry about having a garden?

- **Culture in bulk:** visit Keats' houses, contemplate the works of Rembrandt, Vermeer and Henry Moore in Kenwood House or try to figure things out at the Freud Museum. Not to mention Britain's finest cemetery at Highgate, where Karl Marx and more than 800 other notable deceased are buried.



- The dining opportunities are legion, not to mention breakfast and lunch... Restaurants, cafes, bars, patisseries, take-aways seem to thrive and multiply. You'll find cooking from virtually every country in the world, and in every price range. Not to mention historic pubs such as the Freemasons Arms, the Holly Bush and the Spaniards Inn, with a wealth of original period features and notable past patrons.

- Add to that a thriving arts scene based around exhibitions at the Camden Arts Centre, recitals at 17th-century Fenton House, three of London's best known rep theatres – the Hampstead Theatre, New End Theatre and Pentameters Theatre, the celebrated art house Everyman Cinema and, in Anna Pavlova's former house, the London Jewish Cultural Centre.

- **Eclectic shopping** – Hampstead is one of the few area of London where the big chain stores don't rule the roost (yet) and you'll find a raft of small, independent boutiques selling an idiosyncratic range of fashion, children's wear, household goods, antiques, books and furniture. The area also has its own farmers' market, held on a Saturday, as well as the Hampstead Antiques Emporium, where 30 individual antique dealers all ply their trade under one roof.

- Excellent transport links into central London make Hampstead an easy commute to both the City and the West End.

Hampstead Heath – A London Icon

For people who'd rather be living in the countryside than the city, Hampstead Heath is something of a life-saver. At approximately 800 acres or 320 hectares, the heath is one of the largest inner city parks in the world and has been designated a Site of Special Scientific Interest by English Nature. As well as rolling grasslands and ancient woods, there are three public bathing ponds, wildlife ponds, the beautiful Palladian architecture and stunning interiors of Kenwood House designed by Robert Adams, a sports ground and Parliament Hill, offering the best – and now protected – views of the London skyline.

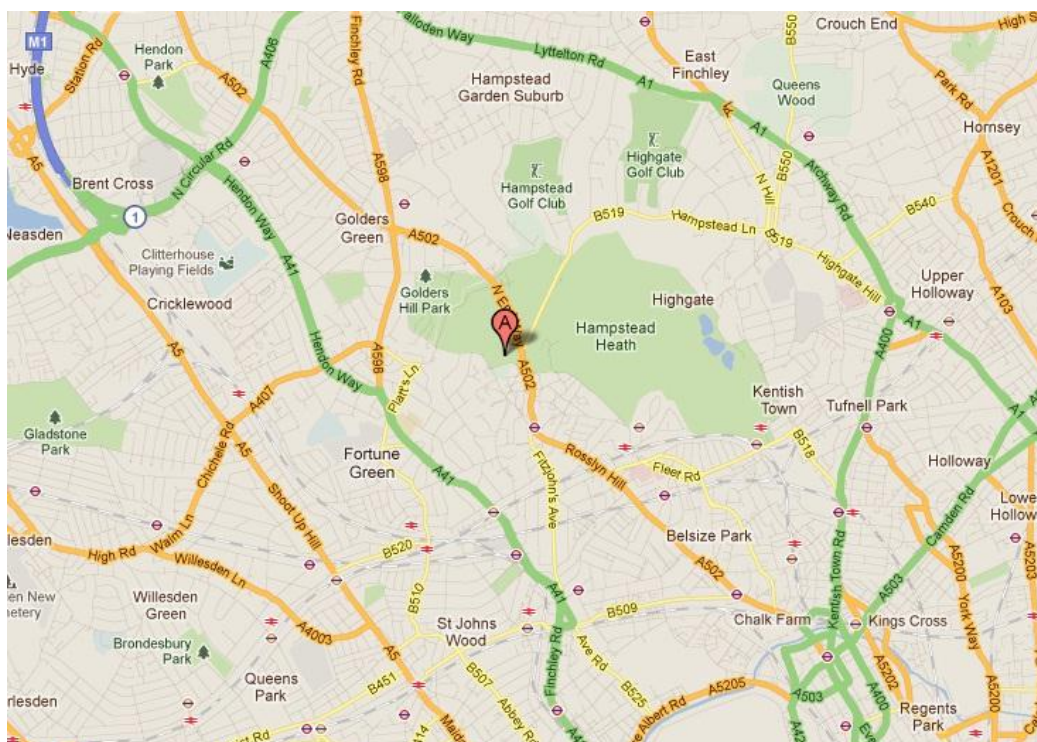
Naturally, this iconic space has featured heavily in local art and literature – Constable painted many scenes of the heath from his house overlooking it, Keats based his 'Ode to a Nightingale' on one he heard singing here and a snow-covered heath was the inspiration for C S Lewis' Narnia in 'The Lion, the Witch and the Wardrobe'.

The Perfect Place for Kids

So plenty of open space to run around in but what about the schools? Well, not surprisingly given the number of wealthy people living in Hampstead, there is a good selection of high quality schools, in both the private and the state sector. At primary level there are all-boys, all-girls and mixed schools, and denominational schools including Church of England, Roman Catholic and Jewish. Of the 10 secondary schools, four are all-girls, two are boys' schools and four are mixed, including a special school attached to the Royal Free Hospital.

There are also a number of colleges in the area including a school of management, the British College of Osteopathic Medicine, and colleges of art, catering, English and drama – plus sites belonging to two prestigious universities: UCL Medical School and King's College London.

Hampstead and other Villages



So where exactly should you be looking to live? Hampstead spans a wide area; as well as Hampstead Heath, the NW3 postcode also encompasses Hampstead Village, Belsize Park, Primrose Hill, Highgate, West Hampstead and South Hampstead. Study our guide below to the different areas before you start your property search – or better still, talk to one of our relocation advisors for the most up-to-the-minute rental values and advice.



- **Hampstead Heath & Hampstead Village** - gorgeous Georgian and Victorian houses and an enchanting high street. Properties here span the huge and hugely expensive detached houses near Kenwood to pretty Georgian cottages to Victorian villas and terraces. One of London's most desirable areas, so rents tend to be on the high side.

- **Belsize Park** - for those that find Hampstead proper a bit rich for their taste, Belsize Park rental values can be up to 15 per cent less. This area is named after a 16th century manor house that no longer exists; damage sustained in World War II means that there are quite a lot of post-war blocks of flats in the area. There are also large Victorian villas, some converted into flats, Victorian mansion blocks and mews cottages.

- **Primrose Hill** - a desirable area and one of the highest points in London, Primrose Hill is popular with young celebrities. This is a tranquil area, with plenty of Victorian terraces, which benefits from the fact that no major through routes run through it.



- **Highgate** - another popular residential area and location of London's celebrated cemetery.

- **West Hampstead** - when the railway arrived at the end of the 19th century, this bucolic village was rapidly developed for suburban housing, characterised by attractive red brick semi-detached properties. It has plenty of bars and restaurants and an energetic nightlife, and is favoured by young professionals.

- **South Hampstead** - this is the part of Hampstead where you will get the most space for your money, with a mixture of Victorian houses and later apartment blocks.

Average monthly rental values

	Hamps Heath & Village	Belsize Park	Primrose Hill	Highgate	West Hamps	South Hamps
1 Bed	£1,733	£1,841	£1,733	£1,300	£1,516	£1,625
2 Bed	£2,600	£2,491	£3,033	£1,841	£2,383	£2,600
3 Bed	£6,500	£5,200	£6,500	£2,383	£3,466	£2,816
4 Bed	£10,833	£10,833	£8,666	£4,333	£4,333	£4,766
5 Bed	£15,166	£13,000	£10,833	£6,500	£6,500	£6,500

Relocating to Hampstead? We're here to help

For transferees who are looking for a leafy suburban ambiance that's not too far from the centre of town, the villages around Hampstead make a fine choice. However, if you don't know the area, there are a lot of factors to take into consideration when looking for a rental property, and a wide variation in the rents being asked. This is when employing the services of a relocation agent can really help.

At Saunders 1885, our teams of experts combine local knowledge with first-hand experience to pinpoint the right area and the right property that will tick all your boxes. Do you have children that need to be enrolled in school? Are the transport links convenient for your needs? Does this location fit with your expectations of London life and is the space configured in a way that suits your requirements? We can bring expertise to all these factors and help to arrange smooth, efficient and stress-free relocations – to Hampstead or to other parts of London and the UK. Our services include home finding assistance, school finding, lease negotiations, temporary accommodation, move management and immigration assistance. Don't hesitate to contact us to find out how we can help you.

For information about our Full Rental Finding and Schooling Programs or any of our other programs, please enquire using this [Contact Form](#) .

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