



28 Rosslyn Hill

Hampstead Heath, London, NW3 1NH

Wonderful free-flowing offices in Hampstead Village

793 sq ft
(73.67 sq m)

- Spectacular Victorian Corner Building.
- Discreet location off Downshire Hill.
- Striking Principal Office with turret-style feature.
- Impressive Reception Space.
- Further Private Office to the rear.
- Hampstead Village location.

28 Rosslyn Hill, Hampstead Heath, London, NW3 1NH

Summary

Available Size	793 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
EPC Rating	D (85)

Description

This is a very striking and immediately attractive lateral office space enjoying a superb position just off Hampstead High Street. Number 28 Rosslyn Hill is a magnificent period building of considerable style with a small internal staircase leading up to asset of private first floor offices Presented with genuinely grand proportions, plentiful natural light and high levels of privacy throughout this is a sprawling office space that offers flexible accommodation to a wide variety of potential users seeking a premium location within this prestigious postcode.

The property is extremely well presented and available immediately on competitive terms.

Location

Rosslyn Hill is a road in the NW3 postcode district of Hampstead, NW3, connecting Hampstead High Street to Haverstock Hill. It is a prominent London location known for being home to several key institutions, including the Royal Free Hospital, Rosslyn Hill Unitarian Chapel, and St. Stephen's Church. The area provides convenient access to the amenities of Hampstead Village and the open spaces of Hampstead Heath.

Key features

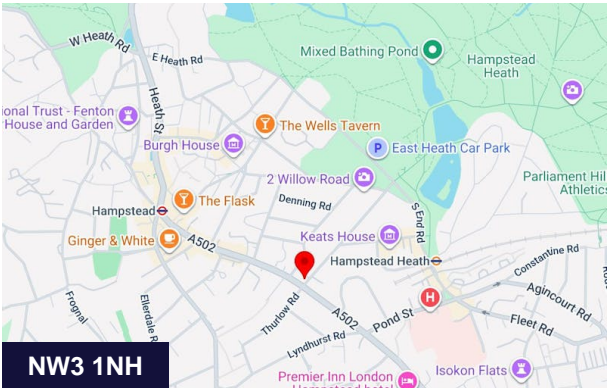
- Location:
In the affluent Hampstead area of North West London, part of the NW3 postcode.
- Connects:
It runs between Hampstead High Street and Haverstock Hill.
- Landmarks:
Home to the Royal Free Hospital, Rosslyn Hill Unitarian Chapel, and St. Stephen's Church.
- Nearby:
It is close to Hampstead Heath, with Pond Street linking it to Hampstead Heath railway station.

Transport:

- Bus routes: Serviced by bus routes N5, C11, 46, and 268.
- Rail: Close to Hampstead Heath railway station.
- Tube/Overground: Transport links including tube and overground stations are within half a mile.

Surrounding area:

- Hampstead Village: The road is situated close to Hampstead's village area, which features boutique shops, cafes, and restaurants.
- Hampstead Heath: Provides extensive green space just a short walk away.



Viewing & Further Information



Chris Ryan
07867 413278 | 020 7355 0285
cryan@winkworth.co.uk

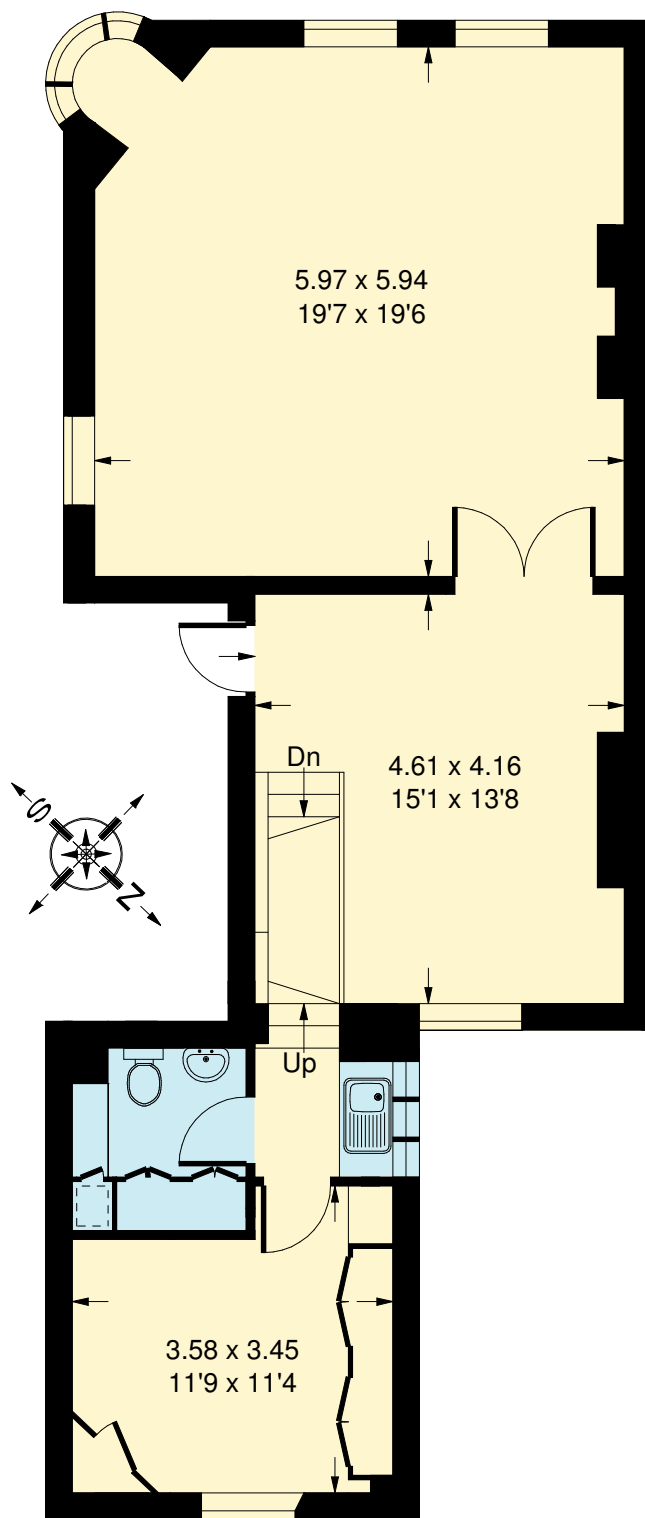


Adam Stackhouse
07889 510036 | 020 7355 0285
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/10/2025

Rosslyn Hill, NW3

Approx. Gross Internal Area
73.7 sq m / 793 sq ft



First Floor

[] = Reduced headroom below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.