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HEATH CLOSE NW11

FREEHOLD. PRINCIPAL AGENT.
GUIDE PRICE £2,795,000

RECEPTION HALL: RECEPTION ROOM: KITCHEN/BREAKFAST ROOM:
PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE:
4 FURTHER BEDROOMS: 2 FAMILY BATHROOMS: UTILITY ROOM:
GUEST WC: REAR GARDEN: COUNCIL TAX BAND H

On the open market for the first time in over thirty years, an absolutely charming, mid-terrace 'Arts & Crafts' style Grade II Listed, five bedroom family house, built circa 1913 and located in this tranquil and verdantly planted cul-de-sac right opposite the beautiful open spaces of the Hampstead Garden Suburb Heath extension.



The house offers 2,712 sq ft of accommodation arranged over three floors and is presented in very good decorative condition throughout. Initially approached through a gated secluded front garden and covered brick loggia, which then leads into a large hallway/study area. On this floor is a 23'x14'6" eat-in kitchen/breakfast room (with bi-fold doors leading directly on to the garden), an 18'x17' drawing room, utility room and guest WC.

The first floor provides a further drawing room/bedroom with lovely bright views over rear gardens, a principal suite with dressing room & en-suite bathroom and a further double bedroom and family bathroom. The second floor enjoys two further double bedrooms and a third bathroom.

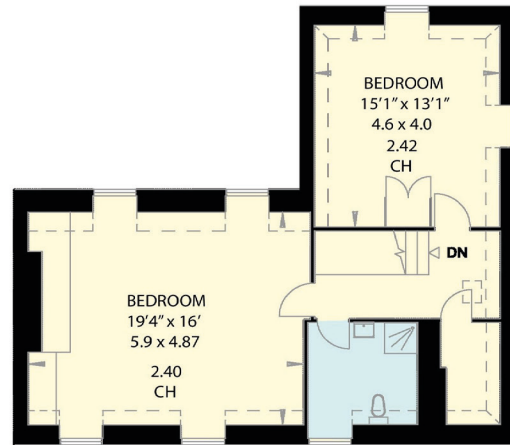
To the rear of the house is a pretty, mature and well planted 70'x41' south-east facing lawned garden.



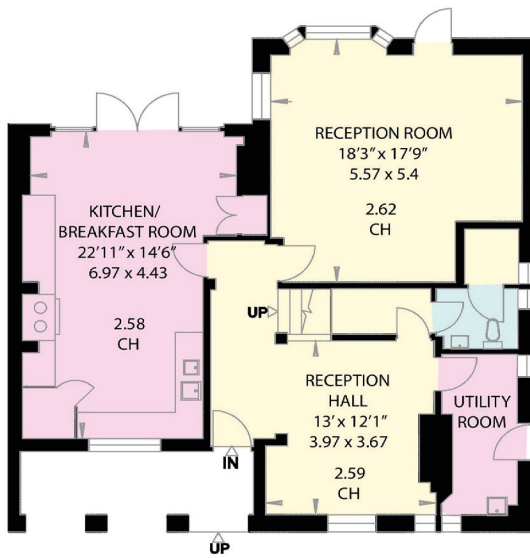


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LONDON NW11

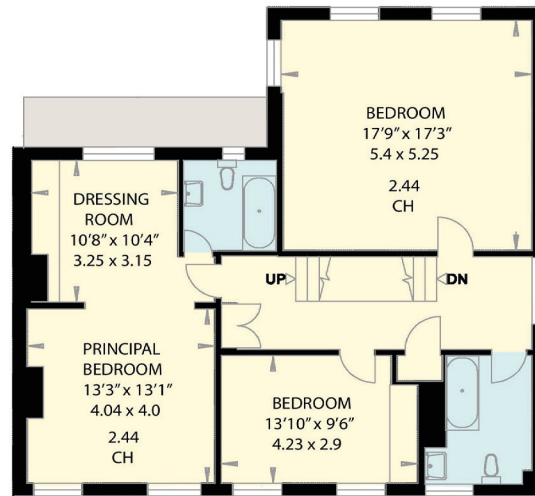
Gross Internal Area = 2712 sq feet/ 251.9 sq metres
(Excluding Restricted Heights)



SECOND FLOOR

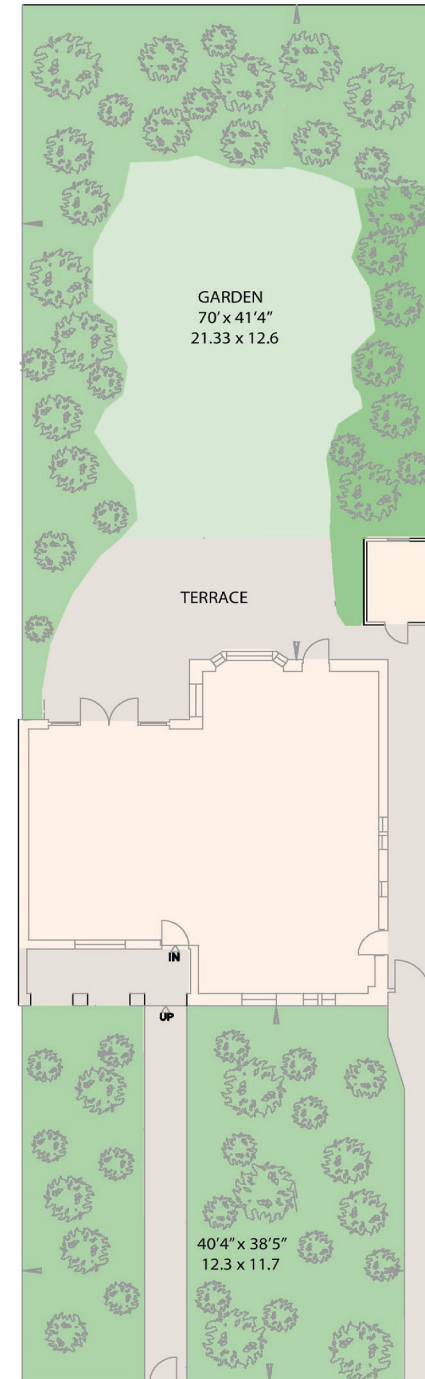


GROUND FLOOR



FIRST FLOOR

SITE = 0.14 ACRES



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