



glentree
INTERNATIONAL
020 8458 7311
www.glentree.com



HAMPSTEAD WAY NW11



FREEHOLD. SOLE AGENT.

GUIDE PRICE £3,950,000

DRAWING ROOM; TV ROOM/FAMILY ROOM; DINING ROOM; KITCHEN;

UTILITY ROOM; GARAGE; MASTER BEDROOM WITH EN SUITE; 5

FURTHER BEDROOMS; GARDEN; 2 FURTHER BATHROOMS; OFF

STREET PARKING; COUNCIL TAX BAND H



Set back behind a gated driveway is this charming and beautifully presented, double fronted semi-detached family home offering a wealth of character, light and charm throughout.

The property spans over 3,100 sq ft (294 sq m) and is arranged over 3 floors. The ground floor offers a stunning 25' Poggenpohl kitchen diner with state of art Gagganeu appliances and a large utility room and work area. There a 3 further reception rooms consisting of a formal dining room, drawing room and T.V family room.

On the upper floors there are 6 generously sized bedrooms and 3 bathrooms. The master bedroom suite has a stunning dressing room and a luxury bathroom with separate shower and a double vanity unit. Two further bedrooms share a family bathroom on this floor. The top floor has 3 bedrooms and a another family bathroom.

Further benefits include underfloor heating, a Sonos media system and a 90' landscaped rear garden.

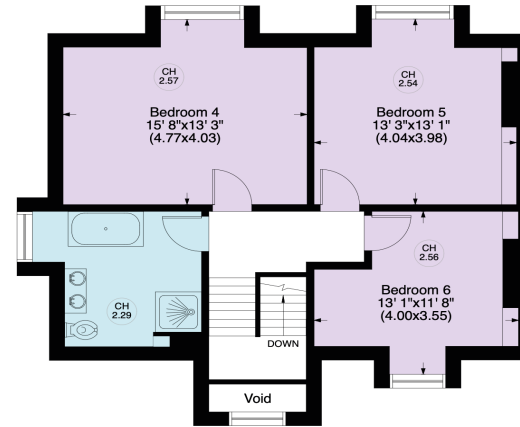
The Heath Extension, underground station and shopping facilities of both Golders Green and Temple Fortune are moments away.



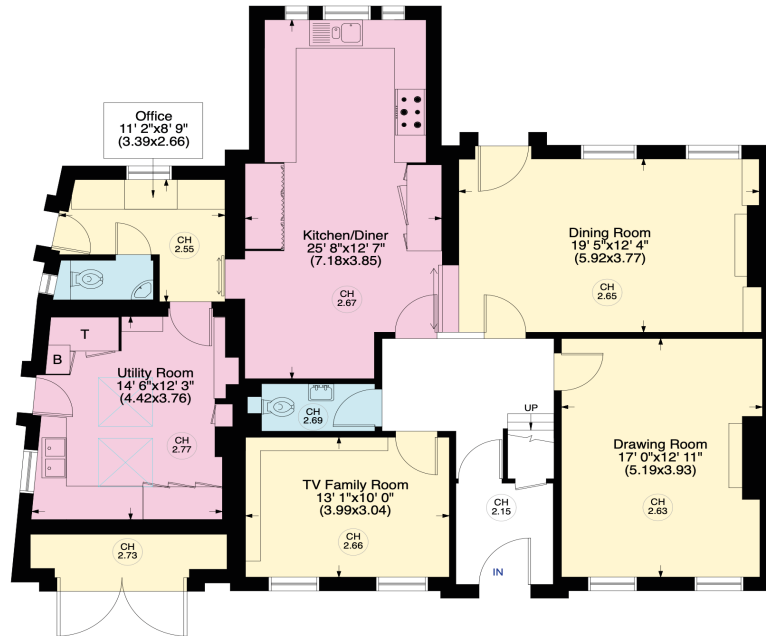
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Hampstead Way NW11

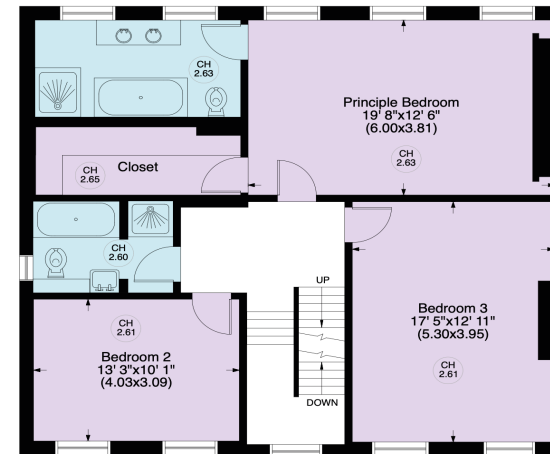
Gross internal area (approx.)
 291 Sq m (3134 Sq ft) Excluding Void Area
 For identification only, Not to Scale



Second Floor



Ground Floor



First Floor

www.virtualtours.london

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.