



glentree  
INTERNATIONAL  
020 8458 7311  
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MEADWAY NW11



FREEHOLD. SOLE AGENT.

GUIDE PRICE £3,250,000.

DINING ROOM/LOUNGE: KITCHEN/BREAKFAST ROOM: OFFICE: GYM/

FAMILY ROOM: PRINCIPAL BEDROOM WITH EN SUITE: 4 FURTHER

BEDROOMS: 2 FAMILY BATHROOMS: PLAY ROOM: UTILITY ROOM:

GUEST WC: OFF-STREET PARKING: SOUTH FACING REAR GARDEN:

COUNCIL TAX BAND H



A beautifully presented 5-bedroom detached family home, spanning 2,662 sq ft over 3 floors, with a delightful south facing rear garden, CCTV and off-street parking.

This stylish and bright home, benefits from full height doors, a Lutron lighting system, a Sonos sound system and air conditioning in every room.

The ground floor features a spacious entrance hallway, leading into a lounge and dining room with French doors on to the patio and a gym/family room.

The contemporary kitchen/breakfast room is well equipped, with Miele appliances and also benefits from French doors on to the patio. Additionally, there is a home office and a guest WC.

The upper floors have 5 bedrooms and 3 bathrooms, including an indulgent principal suite, with views over the rear garden and an ensuite shower room. Furthermore, there is a playroom and utility room on the second floor.







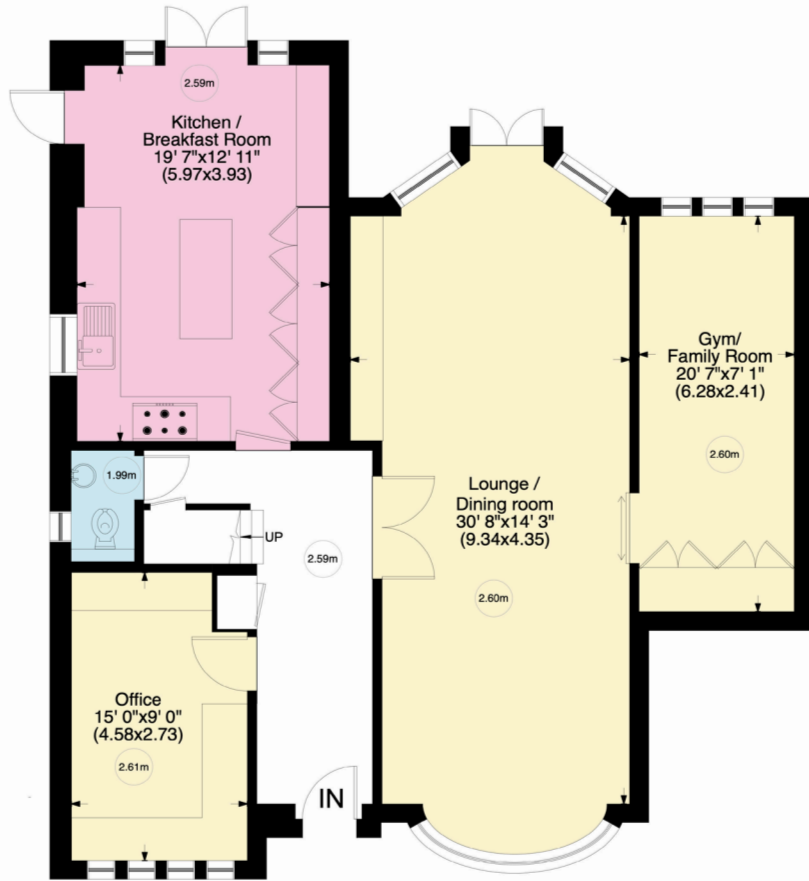
# Meadway NW11

Gross internal area (approx.)

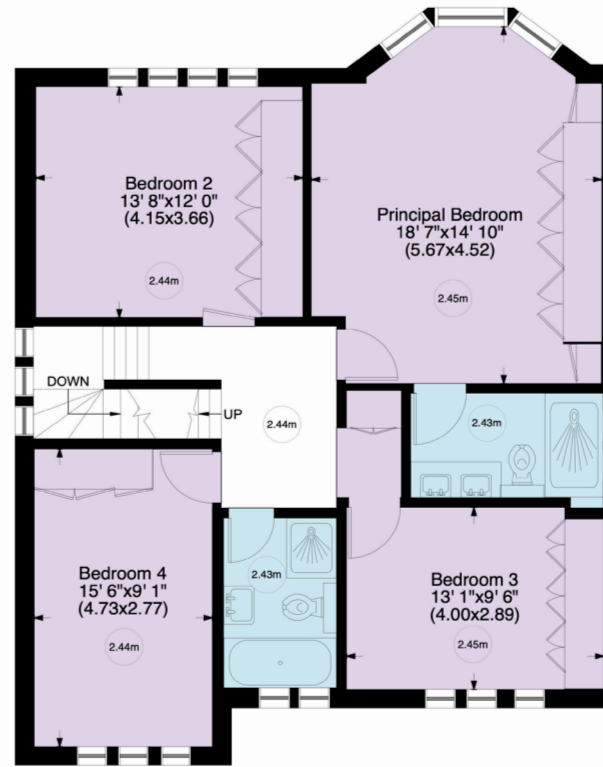
266 Sq m (2865 Sq ft) Including under eaves and under 1.5m

247 Sq m (2662 Sq ft) Excluding under eaves and under 1.5m

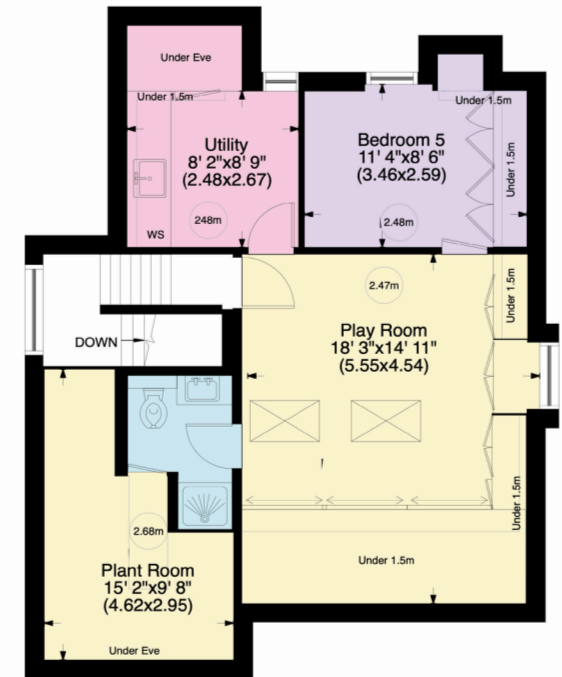
For identification only, Not to Scale



Ground Floor



First Floor



Second Floor

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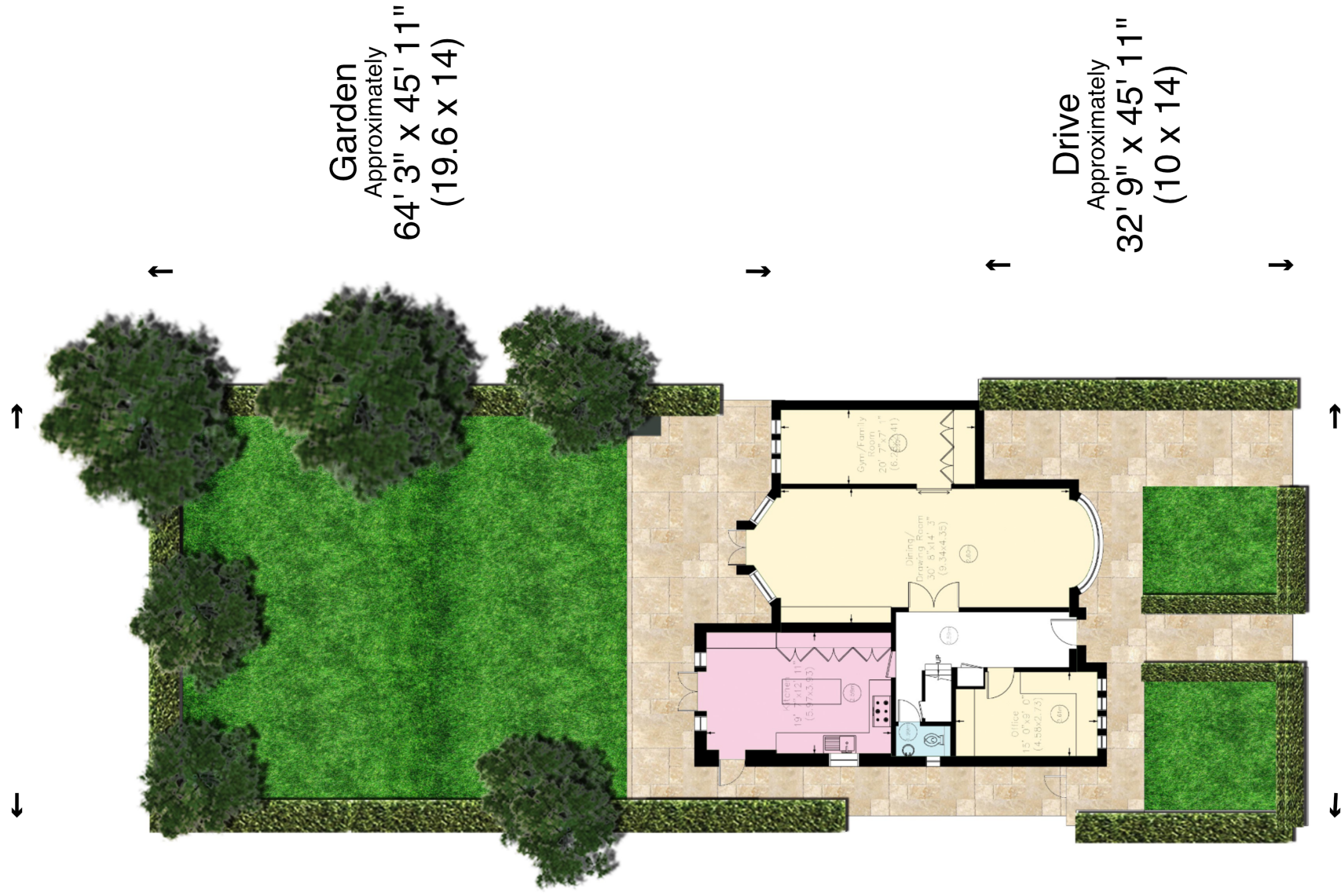
## IMPORTANT NOTICE

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.

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Acre 0.12 (approx.)

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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).