



CARLYLE CLOSE N2





# FREEHOLD SOLE AGENT

£2,495,000

- 5/6 Bedrooms
- 3 Bathrooms (2 En suites)
- 4 Reception Rooms & Home Office
- Utility Room
- Guest WC
- Garage
- Off-Street Parking
- Front & Rear Landscaped Gardens
- Council Tax Band H
- EPC Rating D





On the market for the first time in 40 years, is this light and airy, well-presented 'linked' home with off-street parking. The 5/6-bedroom, 3 bathroom house has been well-maintained and kept up to date with high-standard upgrades.

For some families, this property is ready to move into. But, there is also scope for changing the layout on each floor, for example by more closely integrating the garage space (subject to necessary consent).

Spanning 2,624 sq ft of versatile accommodation over 3 floors, this family home offers larger than average living space, which includes a rare, double-width garden room with large windows and bifold doors leading to the garden, delivering indoor/outdoor living.

The ground floor also has a lounge, a family room with glass doors opening into the garden room, a contemporary semi open plan kitchen and a home-office, plus a utility room and garage (with substantial custom-built storage).



On the first floor there are four bedrooms, including a principal suite with sleek, well fitted cupboards and a recently installed ensuite bathroom with underfloor heating, a 'Japanese' toilet and TV.

The second floor is currently arranged as a large bedroom suite with extensive, quality storage space - the room was designed to be easily convertible into 2 bedrooms.

To the rear, the charming, mature, landscaped garden features a pergola, a patio that is ideal for dining and an irrigation system.

Carlyle Close is a quiet cul-de-sac, within a short walk of the Market Place shops, Hampstead Heath Extension and places of worship. The 'hail and ride', local H2 bus passes within 80 yards of the front door.

















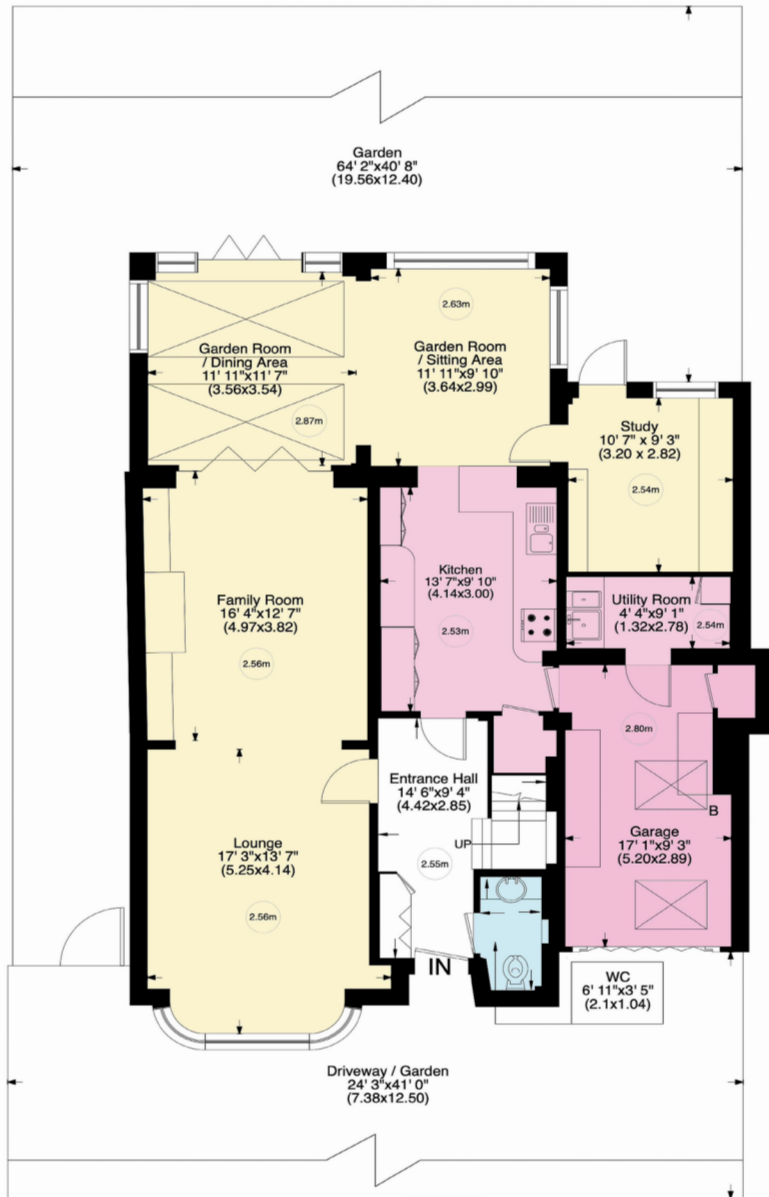
# Carlyle Close N2

Gross internal area (approx.)

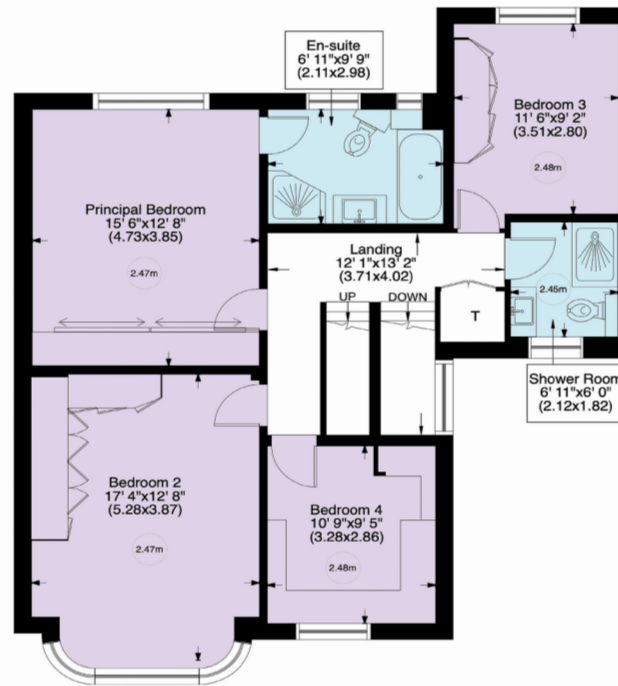
274 Sq m (2956 Sq ft) Including under eaves and under 1.5m

244 Sq m (2624 Sq ft) Excluding under eaves and under 1.5m

For identification only, Not to Scale



Ground Floor



First Floor



Second Floor

www.WilliamSalisbury.Photography

Not to Scale, for guidance only and must not be relied upon as a statement of fact. All measurements 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.