



Corringway

HAMPSTEAD GARDEN SUBURB • GUIDE PRICE £950,000



A perfect example of the genius collaboration between Henrietta Barnett and the renowned architect Raymond Unwin, this delightful and stylish family cottage with parking bay found in the heart of the Hampstead Garden Suburb.

- Freehold Property
- Private Road with Parking
- Private front and rear garden
- Hampstead Garden Suburb
- Transport links easy reach

## DESCRIPTION

This delightful two/three-bedroom Grade II listed cottage is in the heart of the Hampstead Garden Suburb. And has been the perfect home for the current family for nearly twenty years!

Thoughtfully and skilfully modernised throughout to gain the very best from its Grade II listed status. The ground floor opens onto a bright living room leading through to a fully fitted kitchen/diner, W/C plus access to the rear garden. The upper floor has access to a primary bedroom, family bathroom and two additional bedrooms.

The cottage is tucked away in a private and secluded cul-de-sac just off Corringham Road and located within 0.5 miles (10 mins' walk) of Golders Green high street, tube, and bus station. Temple Fortune Parade is within 0.7 miles (15 mins' walk) and has a rich array of shops, delis, cafés, plus a Waitrose and M&S Food store! Plus, within the catchment area of the popular co-ed Garden Suburb Junior School.

## TERMS

**Price:** Guide Price £950,000

**Tenure:** Freehold

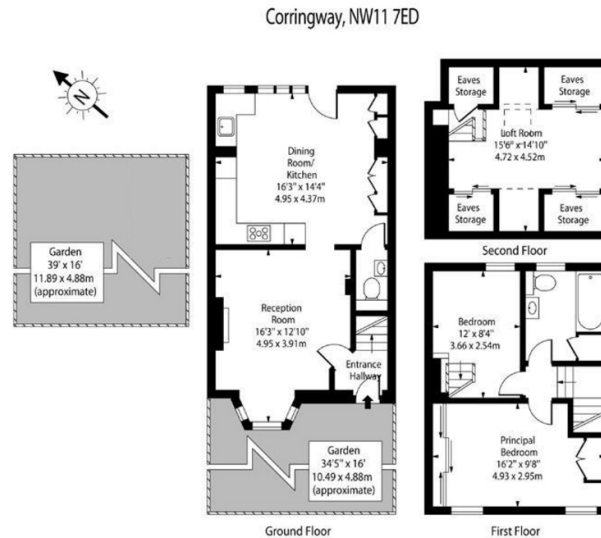
**Ground Rent:**

**Service Charge:**









Approx Gross Internal Area    948 Sq Ft - 88.07 Sq M  
 Approx Floor Area Including Restricted Heights    1066 Sq Ft - 99.03 Sq M

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Rating			Environmental Impact	
	Current	Potential		
Very environmentally friendly - A				
(92+)				
B				
(81-91)				
C				
(69-80)				
D				
(55-68)				
(39-54)				
(21-38)				
(1-20)				
Not environmentally friendly - F				
			Not environmentally friendly - F	
			England, Scotland & Wales	



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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