

FREEHOLD



Cottage

TEMPLE FORTUNE HILL, LONDON, NW11 7XL

Asking price
£1,595,000

FEATURES

- Double Reception Room
- Eat In Kitchen/Breakfast Room
- Principal Bedroom Suite With Dressing Room & En-Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Parquet Flooring
- Good Storage



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4 Bedroom Cottage located in London

A four bedroom Hampstead Garden Suburb Cottage located 0.1m from the shops of Temple Fortune. This 1649 sq ft home has been fully renovated to a very high standard, and has quality modern fixtures and fittings throughout. The principal bedroom benefits from a large en-suite shower room and separate dressing room.

Features include: family bathroom, downstairs guest WC, spacious modern eat-in kitchen overlooking the garden, separate utility room, double glazing throughout, sound system in the living area, front and rear garden irrigation, ample storage throughout.





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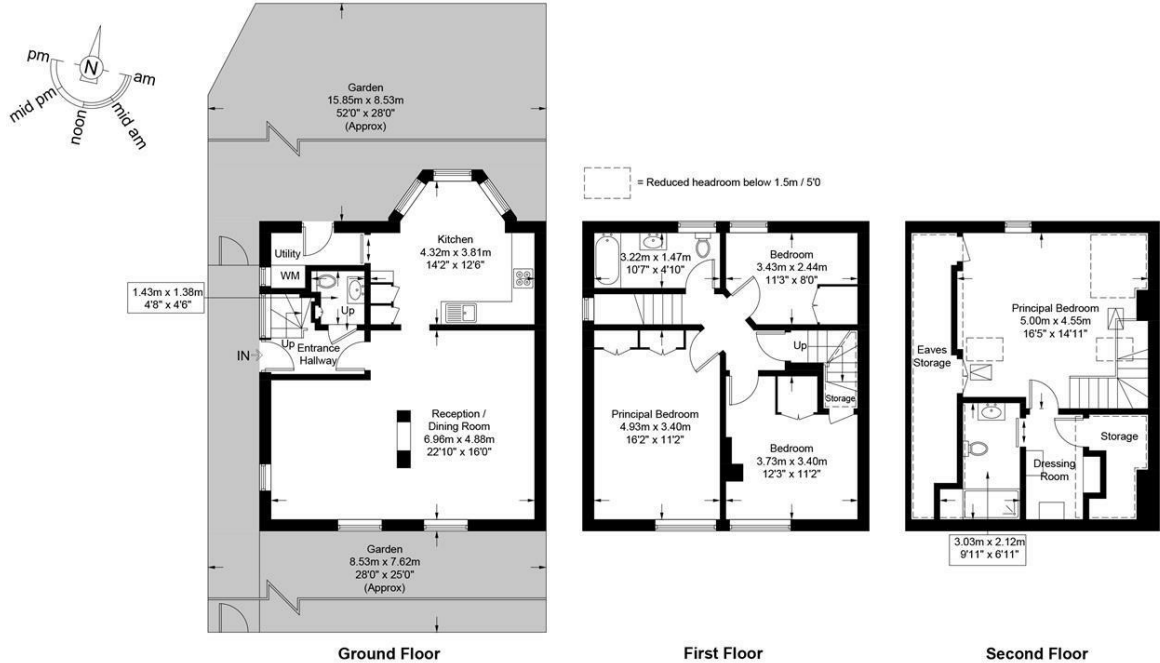
Council Tax Band

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Temple Fortune Hill, NW11

Approximate Gross Internal Area = 1649 sq ft / 153.2 sq m

Restricted Height = 205 sq ft / 19.1 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

