

FREEHOLD



House - Semi-Detached

# RAEBURN CLOSE, HAMPSTEAD GARDEN SUBURB, LONDON, NW11 6UH

Asking price

£3,695,000

## FEATURES

- Open Plan Kitchen/Reception Room
- Second Reception Room
- Principal Bedroom With En-Suite Bathroom & Dressing Room
- 5 Further Bedrooms
- Utility Room
- Wrap Around Garden
- Off Street Parking For Two Cars



**ADN**  
RESIDENTIAL



# 6 Bedroom House - Semi-Detached located in London

A recently refurbished and high specification six bedroom extended family home located on the south side of Hampstead Garden Suburb. This wonderful property offers just under 3000 sq ft of well planned accommodation and comprises of six bedrooms, two receptions and four bathrooms. The ground floor presents a spacious open plan kitchen/family room with dining area benefiting from bespoke cabinetry and an abundance of natural light overlooking the beautiful wrap around garden and patio area, a second reception/TV room, utility room and guest W/C. The upper floors host the principal bedroom suite with dressing area and en-suite bathroom, five further bedrooms (one with en-suite shower room), family bathroom and an additional shower room. Additional benefits include air conditioning, off street parking for two cars and integrated Sonos sound system and security cameras. Raeburn Close is a quiet cul-de-sac ideally positioned opposite the Hampstead Heath Extension and 1.0m from Golders Green underground station. (Northern Line) Council tax band H (Camden).

N.B. This property is owned by a Director of ADN Residential





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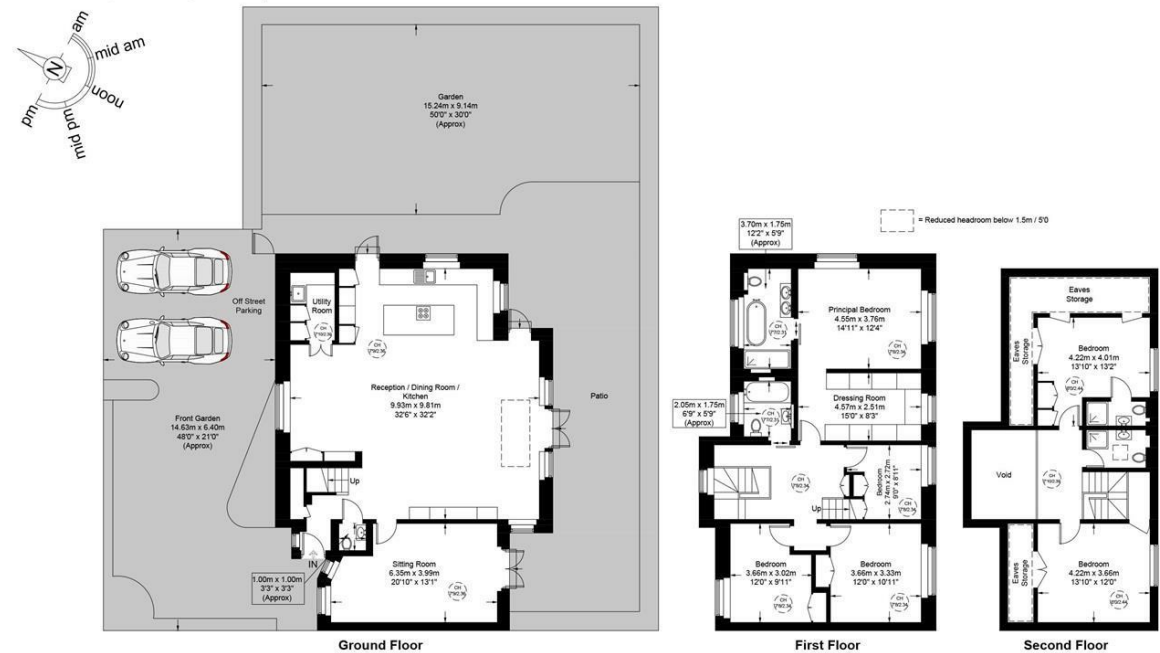
Council Tax Band

H

**Raeburn Close, NW11**

**Approximate Gross Internal Area = 2995 sq ft / 278.2 sq m**

Restricted Height = 249 sq ft / 23.1 sq m



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	78	82
	EU Directive 2002/91/EC	

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.

