



Cottage

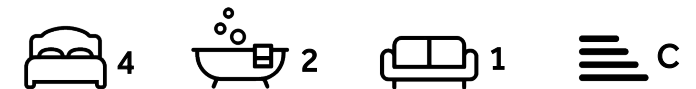
Temple Fortune Hill London NW11 7XL

£1,550,000

Council Tax Band: G

FEATURES

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



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4 Bedroom Cottage located in London

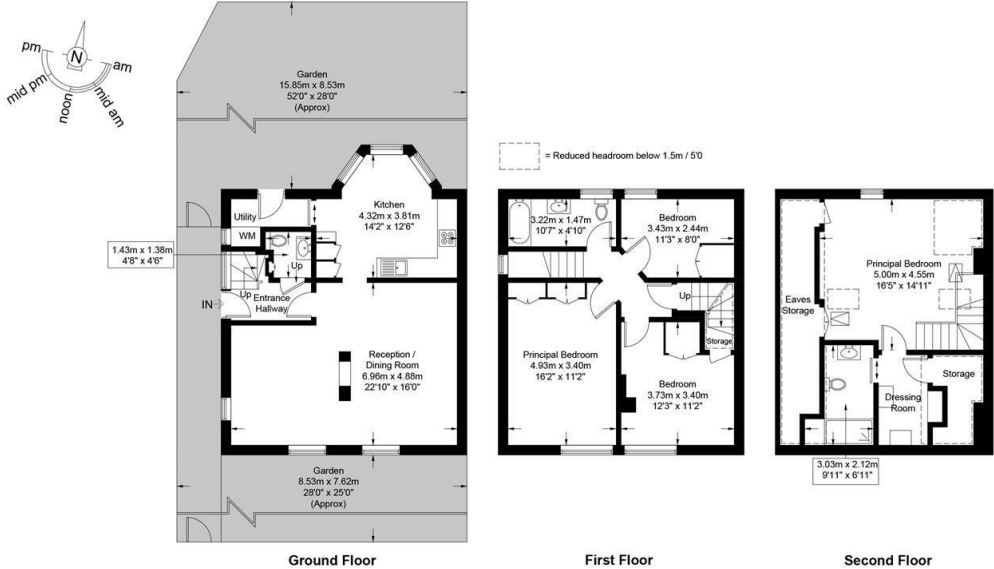
A four bedroom Hampstead Garden Suburb Cottage located 0.1m from the shops of Temple Fortune. This 1649 sq ft home has been fully renovated to a very high standard, and has quality modern fixtures and fittings throughout, providing a contemporary comfortable family home. The unique spacious principal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

Additional features include: family bathroom, downstairs guest WC, generous kitchen with a newly created bay window which has allowed space for a family breakfast table overlooking the garden, separate utility room, double glazing throughout, sound system and bio-ethanol fireplace in the living area, front and rear garden irrigation, ample storage throughout.



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		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

