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Temple Fortune Lane Hampstead Garden Suburb NW11

Located on this peaceful crescent, set well back from the road, is this totally unmodernised detached, two story, 'Arts & Crafts' four bedroom family house, requiring full refurbishment and re-modelling throughout.

We have been advised by the vendor that the house is offered with local authority and Hampstead Garden Suburb Trust consent (subject to conditions) to extend the ground floor at the rear of the house - refer to the London Borough of Barnet Planning Portal ref: 23/1768/HSE. We have been advised that the house has been underpinned and will come with a relevant warranty.

Once these works are done the house will measure circa 1,890sqft and offer a large study hallway, front reception room leading through to an extended kitchen/breakfast room, a dining room, utility room and guest WC. The first floor will provide for a principal suite of double bedroom and ensuite bathroom, second double bedroom with ensuite bathroom, plus two further bedrooms and a family bathroom. To the rear is a charming and secluded lawned garden.

Access to the excellent shopping of Temple Fortune, which includes Mark & Spencer and Waitrose, as well as it's restaurants, cafes, and delis are conveniently located at the end of the road and the comprehensive public transport amenities of Golder's Green are easily accessible via Hoop Lane and Finchley Road.

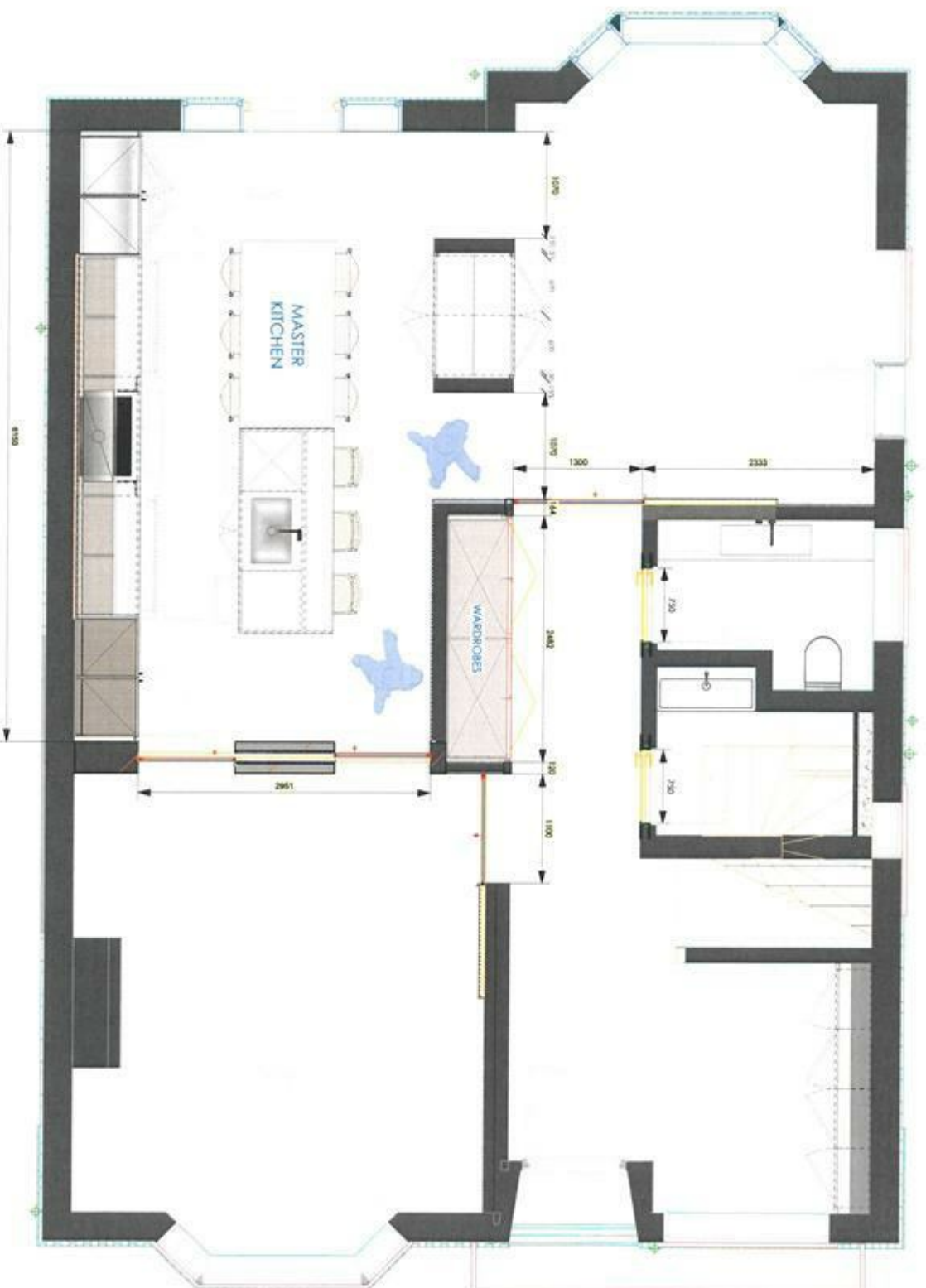
Guide Price £1,300,000

SOLE AGENT

Freehold

MASTER KITCHEN

Kitchen model	X14 / STANDARD
Carcass	Melamine E14 wood
Finish + side panel	EASYLAK® - Corina White
Handrail	Extended aluminum profile - white painted
Finish	R.100cm Extruded aluminum profile - white painted
Handrail	GRIP WOOD - Canadian U.S. white
Countertop	White Corian® 116 by illbruck
Sink & Tap	Sink under-mounted - Stainless steel - 65x40cm Tap Mixer GESSI - Black PVD by cinet
Appliances	BOFFI Linea 6659 - EXTERNALLY VENTED balcony hood MELE - Fully integrated dishwasher MELE - Inclusion cooking 80cm MELE - Built-in Oven 90cm SIEMENS - Built-in freezer 177.2 x 55.8 on soft close full height SIEMENS - Built-in fridge 177.5 x 56 on soft close full height Complementary items Bearing metal structures for peninsula completion by BOFFI
Finishes / Materials	CORIAN®
WOOD E14 & OVEN HOOD	TALL WALL & BASE LIGHTS
MELAMINE E14 wood	AREA COOKTOP 116 by illbruck
WOOD E14 & OVEN HOOD	AREA COOKTOP 116 by illbruck
Extend to, carcass and handrail	EASYLAK® - WHITE CORINA
Extend to, carcass and handrail	EASYLAK® - WHITE CORINA
Open shelves & BASE LIGHTS	
Wood selection - Natural oak	



Client
Mr. G. DIMITROVIC

Location
Templa Fortuna Lane, London W1T1 7UE

Project no.
Description
KITCHEN
BOFFI | DE PADOVA CHELSEA

DRWG
02
Ceiling Height
H. 2700 mm
To be confirmed by builder

Date
22.06.2023

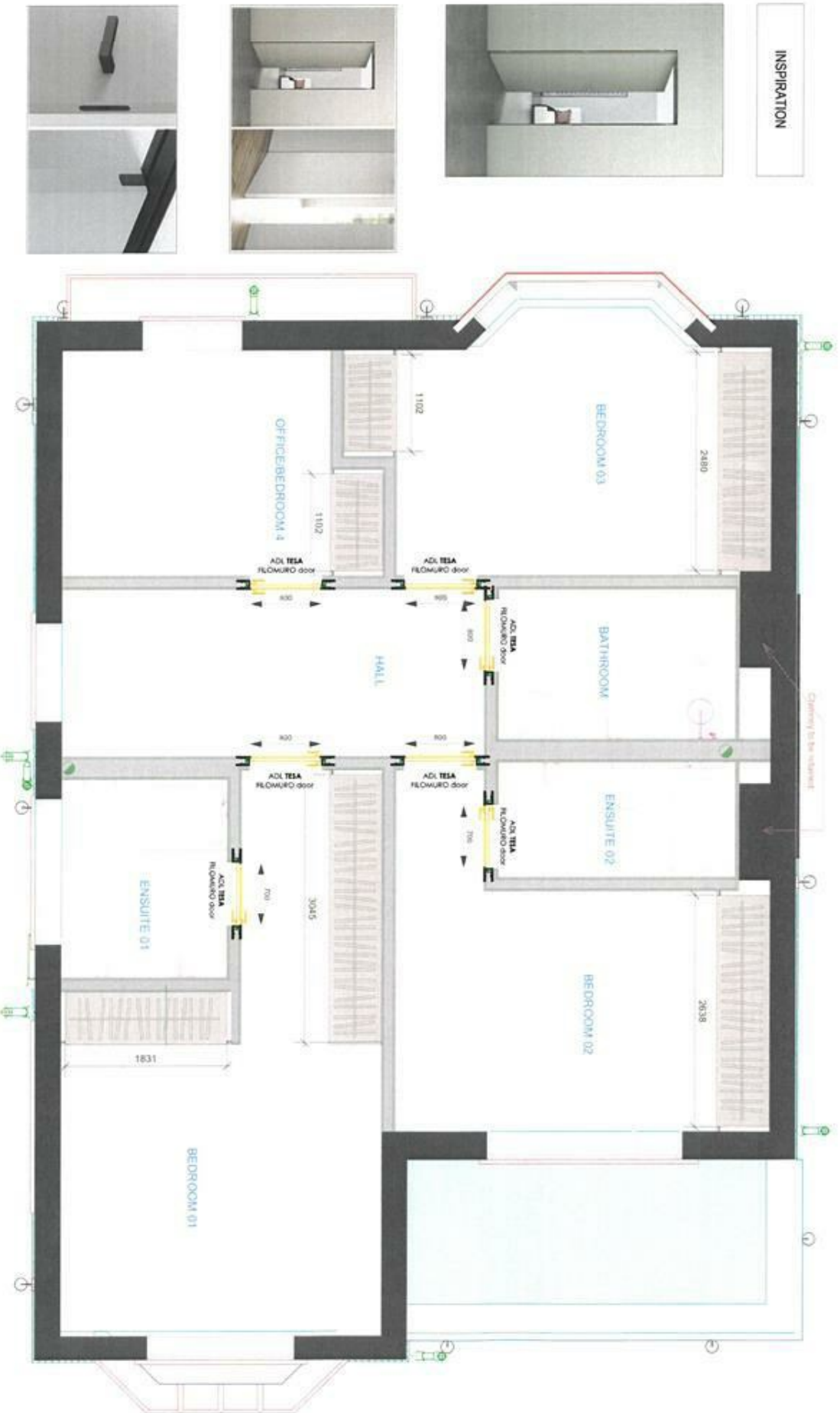
Francesco Coccuglio
Charlene Peltot

Scale
1:40

Format
A3

Rev.
08

Connecting spaces - ADL Doors - FIRST floor PLAN



Client Mr. G. Ghirsovici	Location Temple Fortune Lane, London NW11 7UE	Project BOFFI ADL	Description CONNECTING SPACES	DRWG 02	Ceiling Height 11.2700 mm	Date 22.06.2023	Francisco Cocquiol Charlene Paillet	Scale 1:40	Format A3	Rev. 03
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