

HADLEIGH  
RESIDENTIAL



GRENCROFT GARDENS, NW6

£2,200,000 SHARE OF FREEHOLD

## GRENCROFT GARDENS, NW6

£2,200,000

FOUR BEDROOM GARDEN MAISONETTE | RECEPTION ROOM | DINING ROOM | KITCHEN BREAKFAST ROOM | THREE BATHROOMS | GUEST CLOAKROOM | UTILITY ROOM | PRIVATE 83' SOUTH FACING GARDEN | SOUTH FACING TERRACE | OFF STREET PARKING | UNDERFLOOR HEATING | PRIVATE ENTRANCE

### DESCRIPTION

An exceptional four bedroom three bathroom garden maisonette set over the raised ground and ground floors of this substantial semi-detached Victorian house. Providing circa 2060sq ft the apartment is offered in immaculate condition throughout and boasts an abundance of attractive features amongst which is a spacious reception room leading to dining room/kitchen breakfast room which opens onto a fabulous 83' private South facing garden. Further features include an impressive 19' master bedroom with stone fireplace, high ceilings, and en-suit shower room, large fitted utility room, generous study area opening to South facing terrace and off street parking for 1 car. Ideally located along this sought after residential street close to the many popular shops, restaurants and excellent transport links of West Hampstead (Thameslink, Jubilee, Overground), Finchley Road (Metropolitan) and Kilburn Park (Bakerloo).



# HADLEIGH RESIDENTIAL

INTERNAL AREA:  
2,061 SQ.FT / 191 SQ.M

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		Directive 2002/91/EC	

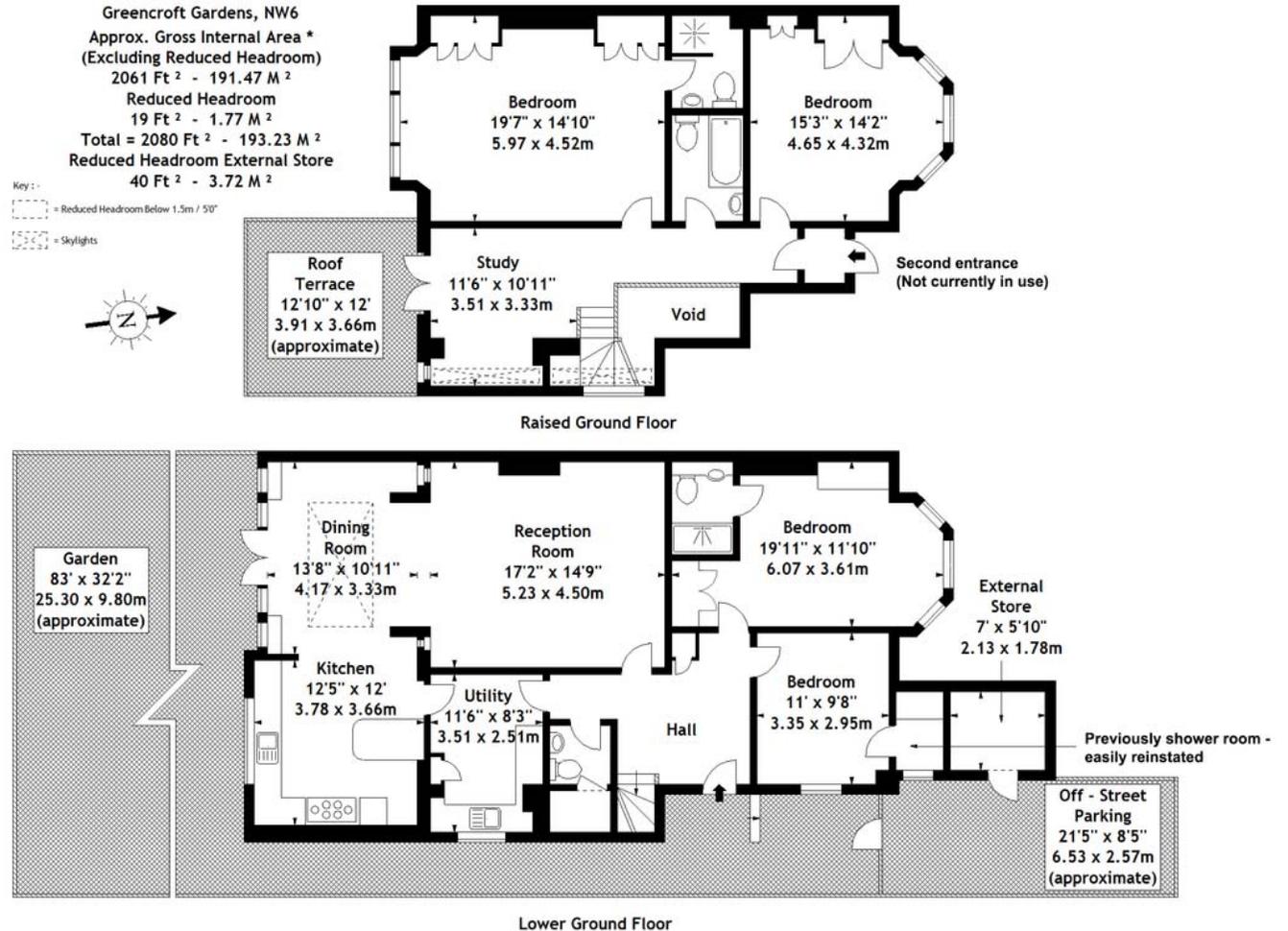


Illustration For Identification Purposes Only. Not To Scale  
 \* As Defined by RICS - Code of Measuring Practice  
 © International Floorplans.  
 Tel 0094 115 345958  
 www.ifpl.ie

