



hausman
& holmes

Middleton Road, NW11

Asking Price £2,000,000



- Detached with a wide frontage
- 2299 sq ft
- Moments from the Hamstead Heath Extension
- Positioned on a premier road
- Scope to further enlarge subject to the usual consents

Middleton Road, NW11
 Total Gross Internal Area = 213.6 sq m / 2299 sq ft
 Garage = 14.9 sq m / 160 sq ft
 Shed = 6 sq m / 64 sq ft
 Total = 234.5 sq m / 2523 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
 Compliant with the RICS code of measuring practice



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		47	74
		EU Directive 2002/91/EC	

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.