

Hampstead Gardens

London, NW11

WAYNE & SILVER

The Property



WAYNE
& SILVER

A beautifully presented four bedroom, three bathroom, family home situated just a stone's throw away from the shops, restaurants and coffee shops that Temple Fortune has to offer. This elegant home is stylishly presented throughout offering over 2000 sq ft of usable accommodation over three floors. Benefits include a private and easily maintainable rear garden, large principal suite with separate dressing room and an airy and open plan living space on the ground floor.

Hampstead Gardens is located within extremely close proximity to both Golders Green Station as well as the incredibly popular Hampstead Heath Extension.

Key Features

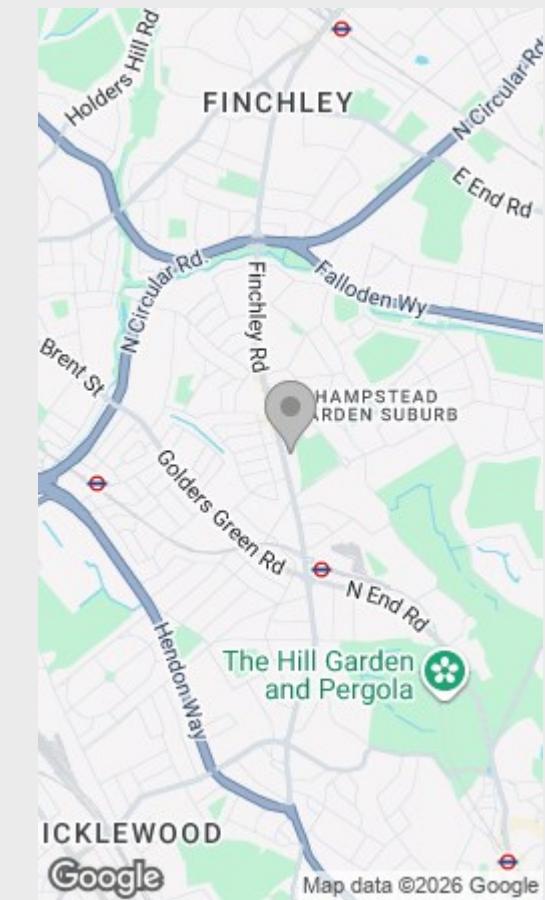
- 4 bedrooms 3 bathrooms
- 2072 sq ft / 195 sq m
- Amazing open plan, extended ground floor
- Superb family home



WAYNE
& SILVER



Location







WAYNE & SILVER

Hampstead Gardens

£1,300,000

BEDROOMS 4 **BATHROOMS** 3

INTERNAL

2072.00 sq ft

EPC

9

LOCAL COUNCIL

Barnet

TAX BAND

F

TENURE
Freehold

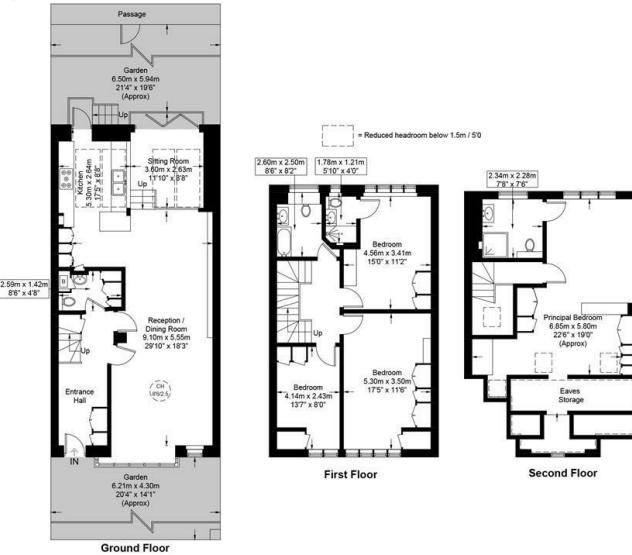
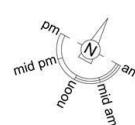
Floorplan & EPC

£1,300,000

Hampstead Gardens, NW11

Approximate Gross Internal Area = 2072 sq ft / 192.5 sq m

Restricted Height = 145 sq ft / 13.5 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.



Certified
Property
Measurer

IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**WAYNE
& SILVER**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.