



Brookland Rise, Hampstead Garden Suburb, NW11

Freehold

£1,200,000



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This is beautiful 3 bedroom semi-detached house located on a popular road. The house is conveniently situated within a short walking distance to the abundant amenities of The Market Place. Additionally, it falls within the catchment areas of both Brookland School and Akiva, making it an ideal location for families with school-going children. The property itself is in excellent decorative condition, ensuring a visually appealing and well-maintained living space. It boasts a spacious and bright kitchen/breakfast room, perfect for cooking and dining. Furthermore, there are two separate reception rooms, providing ample space for relaxation and entertainment. There is a large loft which has the potential to convert (STPP). One of the standout features of this property is its well-maintained 87' east facing rear garden. This outdoor space offers a peaceful and private area for outdoor activities, gardening, or simply enjoying the fresh air. Overall, this attractive 3 bedroom semi-detached house offers a combination of convenient location, excellent condition, and desirable features, making it an ideal home for potential buyers.

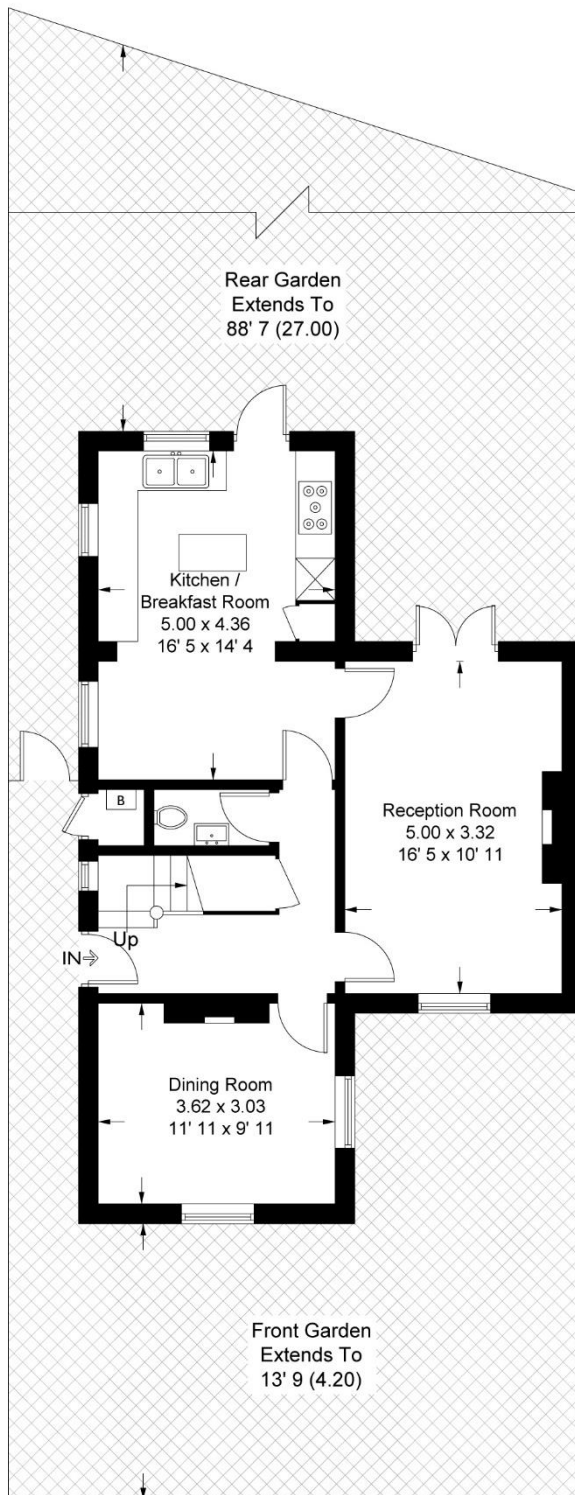
3 bedrooms | Lounge | Sitting room | Large kitchen/breakfast room | Bathroom | Downstairs wc | 87' east facing rear garden | Close to Brookland School | Large loft which has the potential to convert (STPP) | EPC=TBA



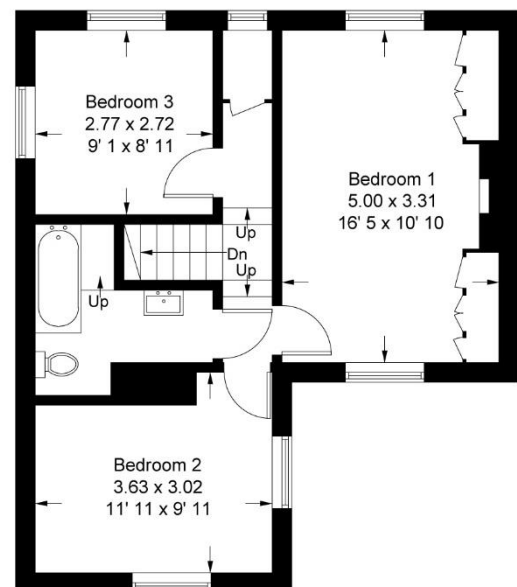


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Approximate Gross Internal Area = 1189 sq ft / 110.5 sq m



Ground Floor
646 sq ft / 60 sq m



First Floor
535 sq ft / 49.7 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.