



Brookland Hill, Hampstead Garden Suburb, NW11

Freehold

£1,095,000



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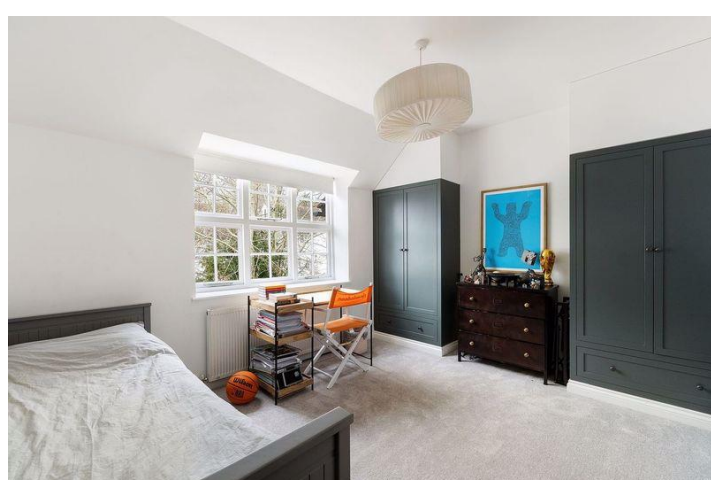
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This bright and beautifully designed property features a living room, a spacious and modern kitchen with integrated appliances, and a dining area with patio doors leading out to the garden. Upstairs, there are three bedrooms and a family bathroom. The landscaped south-east facing rear garden is a real highlight of the property, offering a private, peaceful and sunny space to relax and entertain. There is also the rare benefit off-street parking for convenience. Located within the sought-after Brookland School catchment area, this property is ideal for families looking to be close to excellent schools. The Market Place is just a short walk away, offering a range of shops, restaurants, and amenities. Overall, this superb semi-detached house offers a fantastic opportunity for buyers looking for a contemporary-presented property in a desirable location. Viewing is highly recommended.

3 bedrooms | Lounge | Large kitchen/diner | Bathroom | Separate wc | Downstairs wc | south-east facing rear garden | Off street parking | Brookland School catchment area | EPC=TBA











## Brookland Hill, NW11

Approximate Gross Internal Area = 1008 sq ft / 93.7 sq m  
(Excluding Shed / Storages / Reduced Headroom )  
Reduced Headroom = 14 sq ft / 1.3 sq m  
Total = 1022 sq ft / 95.0 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID970739)

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.