



Brunner Close, Hamstead Garden Suburb, NW11

Freehold

£1,299,999



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A lovely 4 bedroom link-terraced property placed in a quiet and popular cul-de-sac off Litchfield Way situated within a short walk to The Market Place. The property is presented in very good internal decorative condition benefiting from open-plan accommodation on the ground floor with a well fitted kitchen, 3 bedrooms, 1 with an en suite shower room, a further family bathroom and guest wc on the 1st floor and a large, bright main bedroom with an en suite shower room on the upper floor. The property has a well maintained rear garden and patio with a brick built outbuilding.

4 bedrooms | Lounge/dining room | Kitchen | Family bathroom | 2 en suite shower rooms | Separate wc | Brick outbuilding | Front & rear gardens | EPC=D





Brunner Close


Approximate Gross Internal Area = 1280 sq ft / 118.9 sq m
(Excluding Reduced Headroom / Eaves Storage)

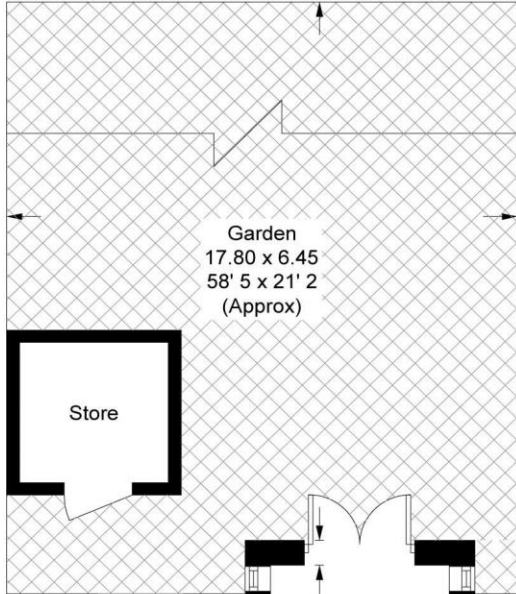
Reduced Headroom / Eaves Storage = 71 sq ft / 6.6 sq m

Store = 32 sq ft / 3 sq m

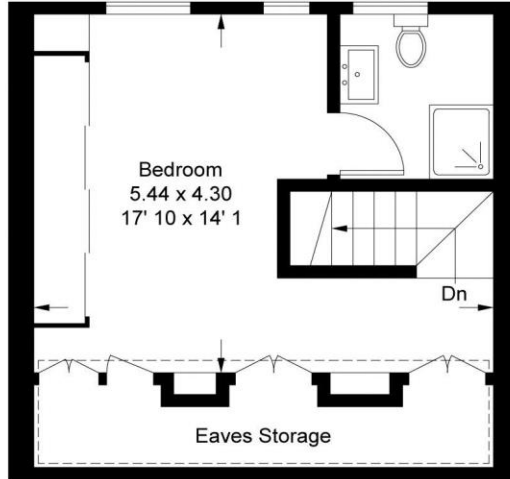
Total = 1383 sq ft / 128.5 sq m



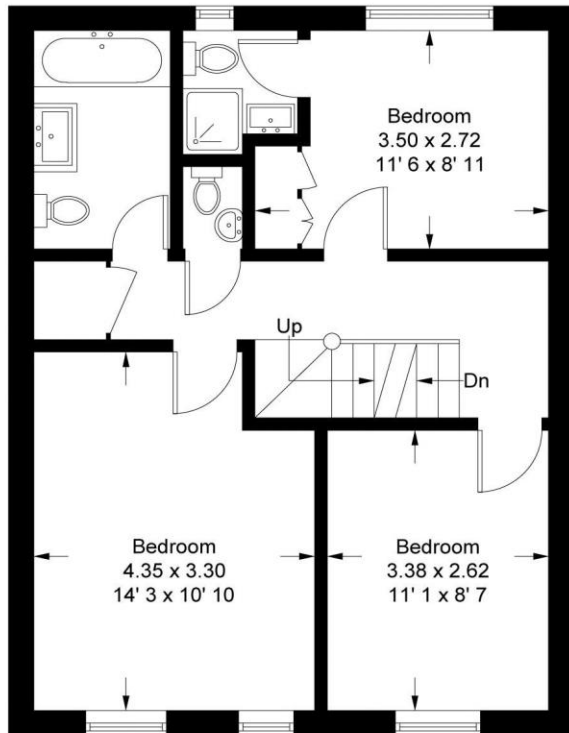
 = Reduced headroom below 1.5m / 5'0"



Ground Floor
494 sq ft / 45.9 sq m



Second Floor
320 sq ft / 29.7 sq m
(Including Reduced Headroom / Eaves Storage)



First Floor
537 sq ft / 49.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.