



Brookland Hill, Hampstead Garden Suburb, NW11

Freehold

£1,095,000



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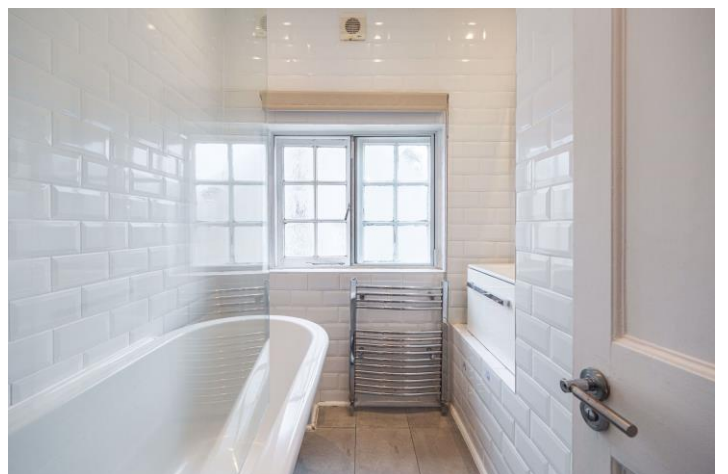
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offices also in highgate



A fabulous 3/4 bedroom semi-detached house placed on a popular road within the Brookland School catchment area and within a short stroll to the shops, cafes and transport links of The Market Place. The property is presented in very good decorative condition, having a large open-plan ground floor with a well fitted kitchen. Further benefits are a wonderful and well maintained rear garden and off street parking. This is a must-see house.

3/4 bedrooms | Open-plan lounge/dining/kitchen | Bathroom | Separate wc | Downstairs wc | Utility area | Well maintained rear garden | Off street parking









# Brookland Hill, NW11

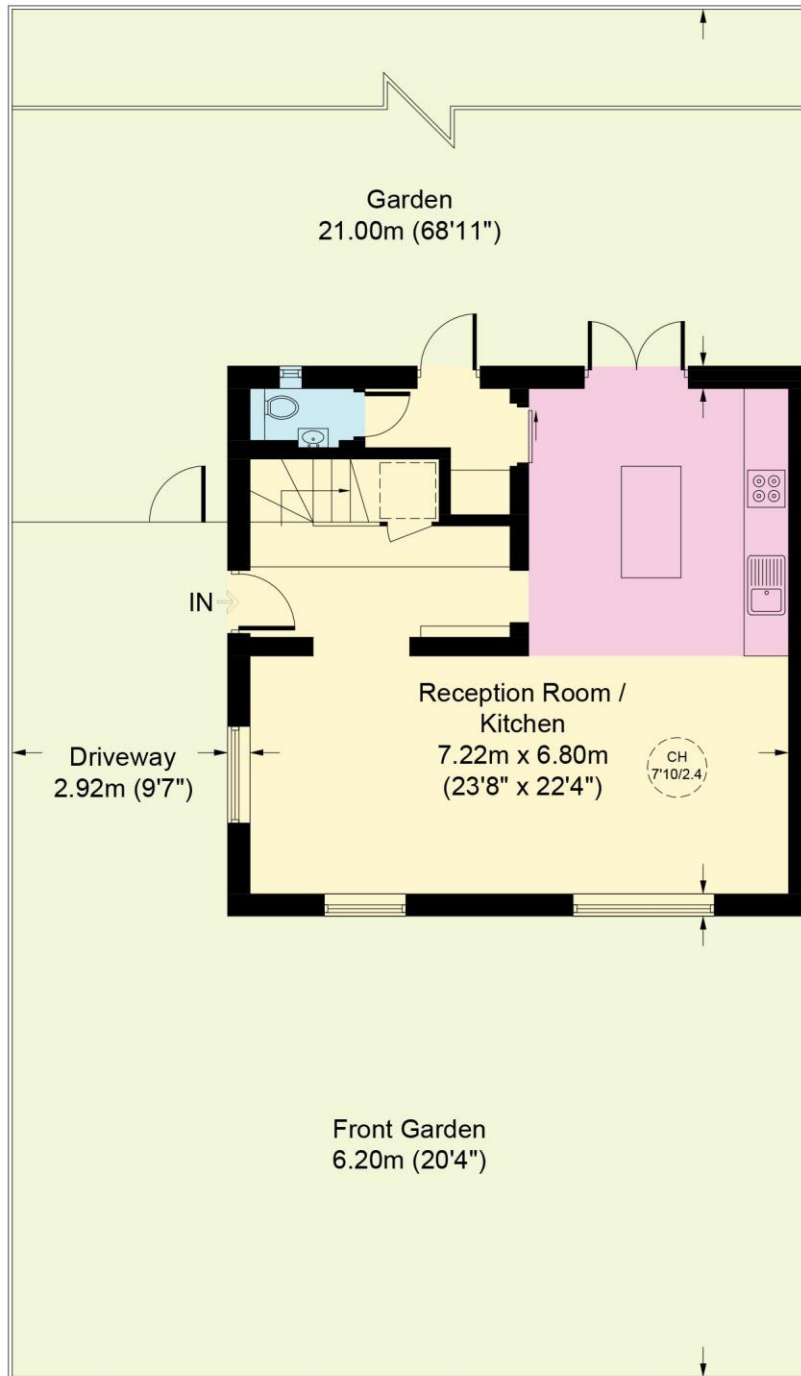
Approximate Gross Internal Area  
Ground Floor = 49.1 sq m / 529 sq ft  
(Excluding Reduced Headroom)

First Floor = 45.8 sq m / 493 sq ft

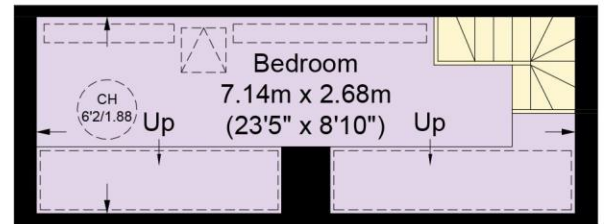
Second Floor = 11.1 sq m / 119 sq ft  
(Excluding Reduced Headroom)

Reduced Headroom = 8.7 sq m / 94 sq ft

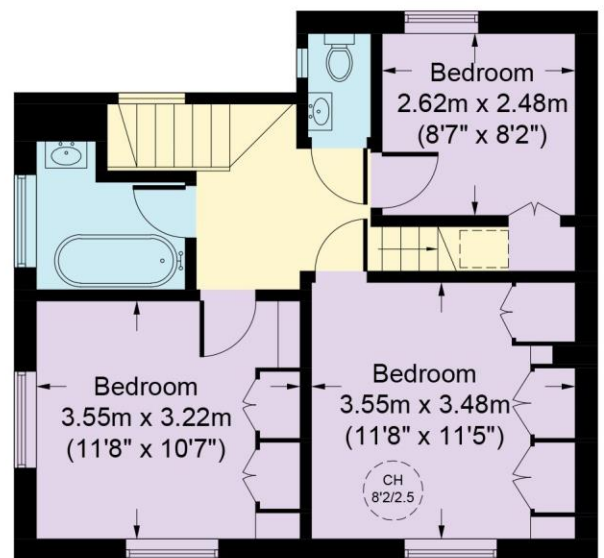
Total = 114.7 sq m / 1235 sq ft




## Ground Floor



## Second Floor



## First Floor

 = Reduced headroom below 1.5m / 5'0

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. (ID1171676)

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.