



Coleridge Walk, Hampstead Garden Suburb, NW11

Freehold

£1,295,000



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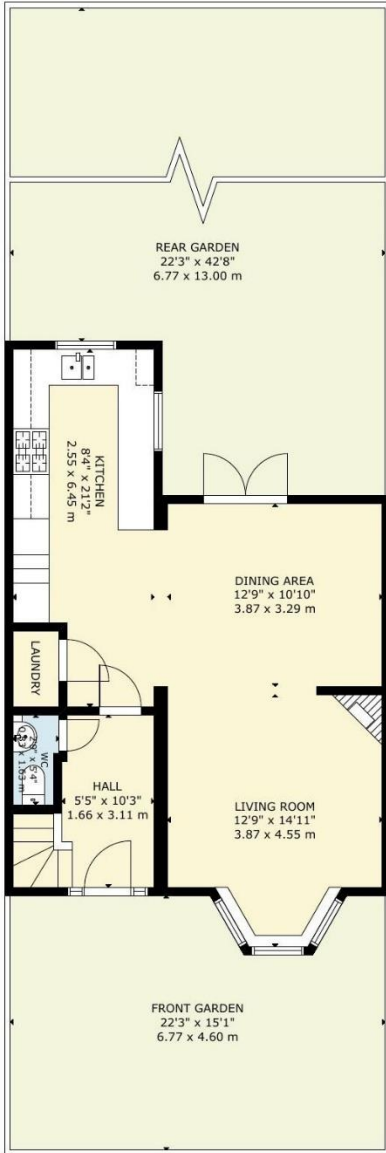
A charming link-terraced cottage set at the top end of this lovely and quiet cul-de-sac situated within easy reach of the shops, cafes and transport links of Temple Fortune and close to Garden Suburb and Brookland Infant and Junior Schools. The property has open plan accommodation on the ground floor with an extended and newly fitted kitchen. On the first floor there are 3 bedrooms, a bathroom and an en suite shower room and on the upper floor there is a further bedroom and en suite shower room. The property boasts a lovely and mature large rear garden.

4 bedrooms | Lounge | Dining room | Kitchen/breakfast room | 2 bathrooms (1 en suite) | En suite shower room | Downstairs wc | Well maintained rear garden | EPC=TBA

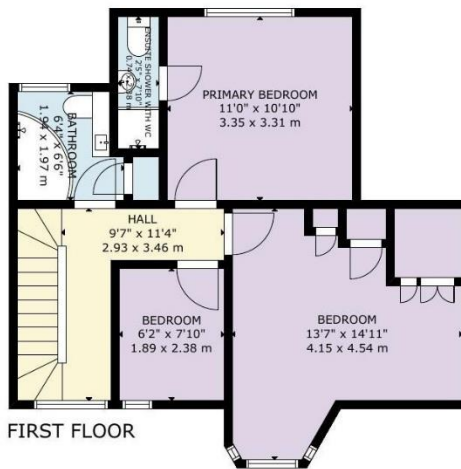
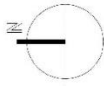




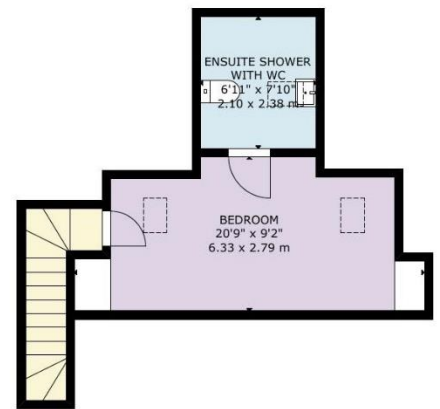




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 TOTAL: 126 m<sup>2</sup>/1,359 sq ft  
 FLOOR 1: 55 m<sup>2</sup>/593 sq ft, FLOOR 2: 48 m<sup>2</sup>/519 sq ft, FLOOR 3: 23 m<sup>2</sup>/247 sq ft  
 EXCLUDED AREAS: FRONT GARDEN: 29 m<sup>2</sup>/314 sq ft, REAR GARDEN: 99 m<sup>2</sup>/1,068 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.