



Hill Close, Hampstead Garden Suburb, NW11

Freehold

£2,150,000



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A rare south side Hampstead Garden Suburb gem with original features.

Tucked away in a peaceful and highly sought-after cul-de-sac just off Hampstead Way, this rarely available double-fronted semi-detached period home offers an exceptional blend of character, space, and location. Positioned behind the iconic St Jude's Church and situated on the desirable south side of Hampstead Garden Suburb, the property was designed in 1912 by renowned Arts and Crafts architect Michael Bunney and retains a wealth of original features throughout.

Beautifully appointed and full of charm, the house offers four bedrooms, three bathrooms, two elegant reception rooms, sizeable eat-in kitchen and a superb 100-foot sunny south-facing garden with a large shed, ideal for families and al fresco entertaining. Private off-street parking within the close adds further appeal.

The property is ideally situated within walking distance of Golders Green station, close to the open spaces of the Heath Extension, and just moments from the shops, cafés, and amenities of Temple Fortune. Central Square's pretty gardens, tennis courts, and places of worship are conveniently accessible via a charming pedestrian pathway.

Homes of this calibre in an extremely prime location rarely come to market. Early viewing is highly recommended to avoid disappointment.

4 bedrooms | Lounge | Dining room | Kitchen/breakfast room | 3 bathrooms (2 en suite) | Guest wc | Utility room | Plenty of eaves storage | 100' south facing rear garden | EPC=C





Hill Close

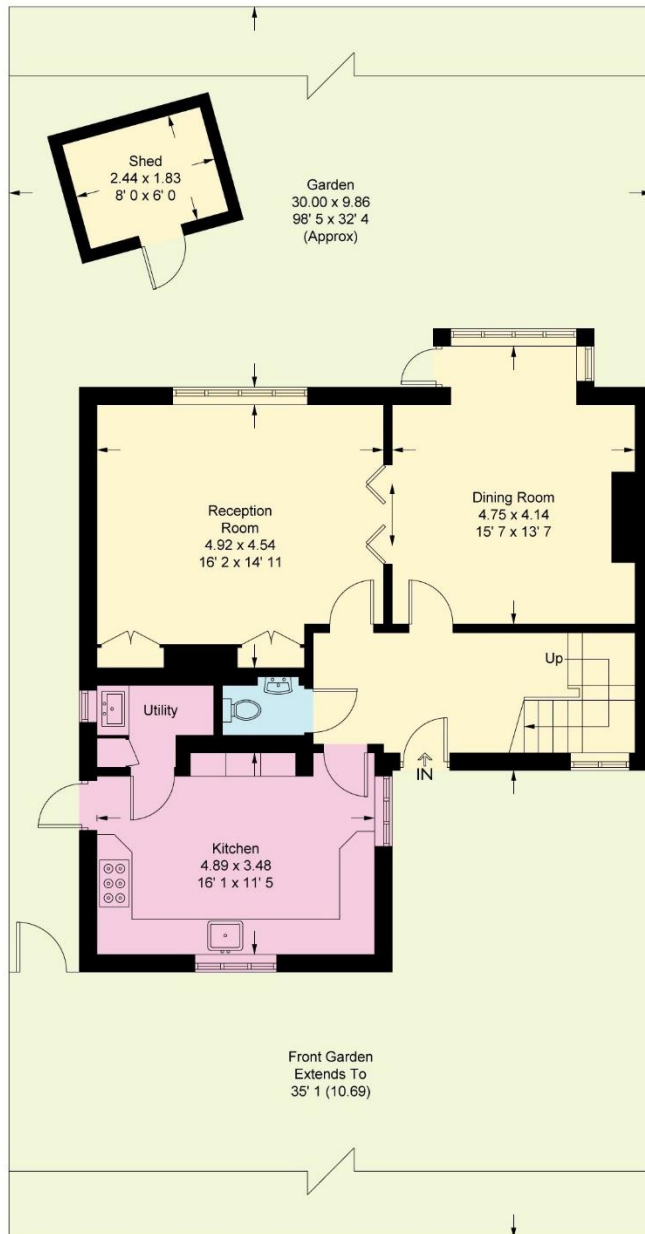
Approximate Gross Internal Area = 2102 sq ft / 195.3 sq m
(Including Reduced Headroom / Eaves / Void)

Shed = 48 sq ft / 4.5 sq m

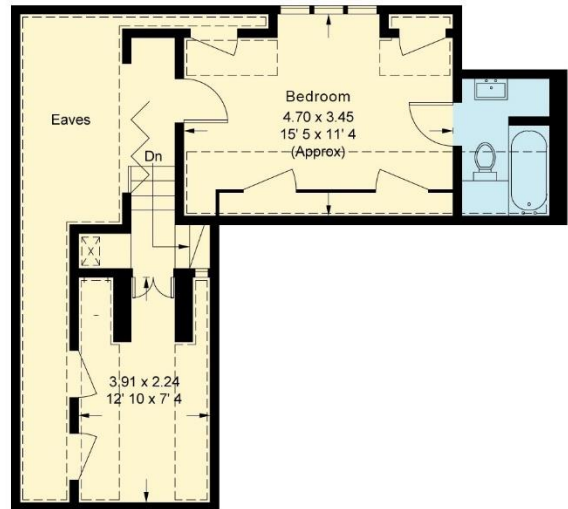
Total = 2150 sq ft / 199.8 sq m



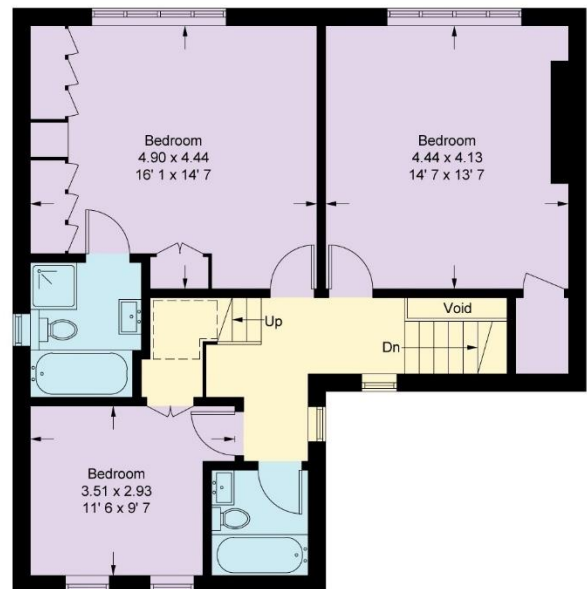
= Reduced headroom below 1.5m / 5'0"



Ground Floor
792 sq ft / 73.6 sq m



Second Floor
488 sq ft / 45.3 sq m
(Including Reduced Headroom / Eaves)



First Floor
758 sq ft / 70.4 sq m
(Including Reduced Headroom / Excluding Void)

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.