



Brookland Hill, Hampstead Garden Suburb, NW11

Freehold

Guide Price £1,100,000



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Set behind a picturesque front garden, this delightful and beautifully presented semi-detached cottage-style home exudes warmth and character. Ideally situated within the highly sought-after Brookland School catchment area, the property combines timeless charm with modern convenience. Boasting private off-street parking for 2 cars and a generously sized south-east facing rear garden, the home is just a short stroll from the ample amenities The Market Place. Impeccably maintained and tastefully decorated throughout, the accommodation comprises an elegant double reception room with wood flooring and direct access to the rear garden, a stunning extended kitchen/diner, fully fitted with appliances, three well-proportioned bedrooms and a spacious, contemporary family bathroom featuring a luxurious rain shower. This exceptional home offers a perfect blend of comfort, style, and location, ideal for families and discerning buyers alike.

3 bedrooms | Lounge | Dining room | Kitchen/breakfast room | Bathroom | Downstairs wc
| Off street parking for 2 cars | South-east facing rear garden | EPC=TBA



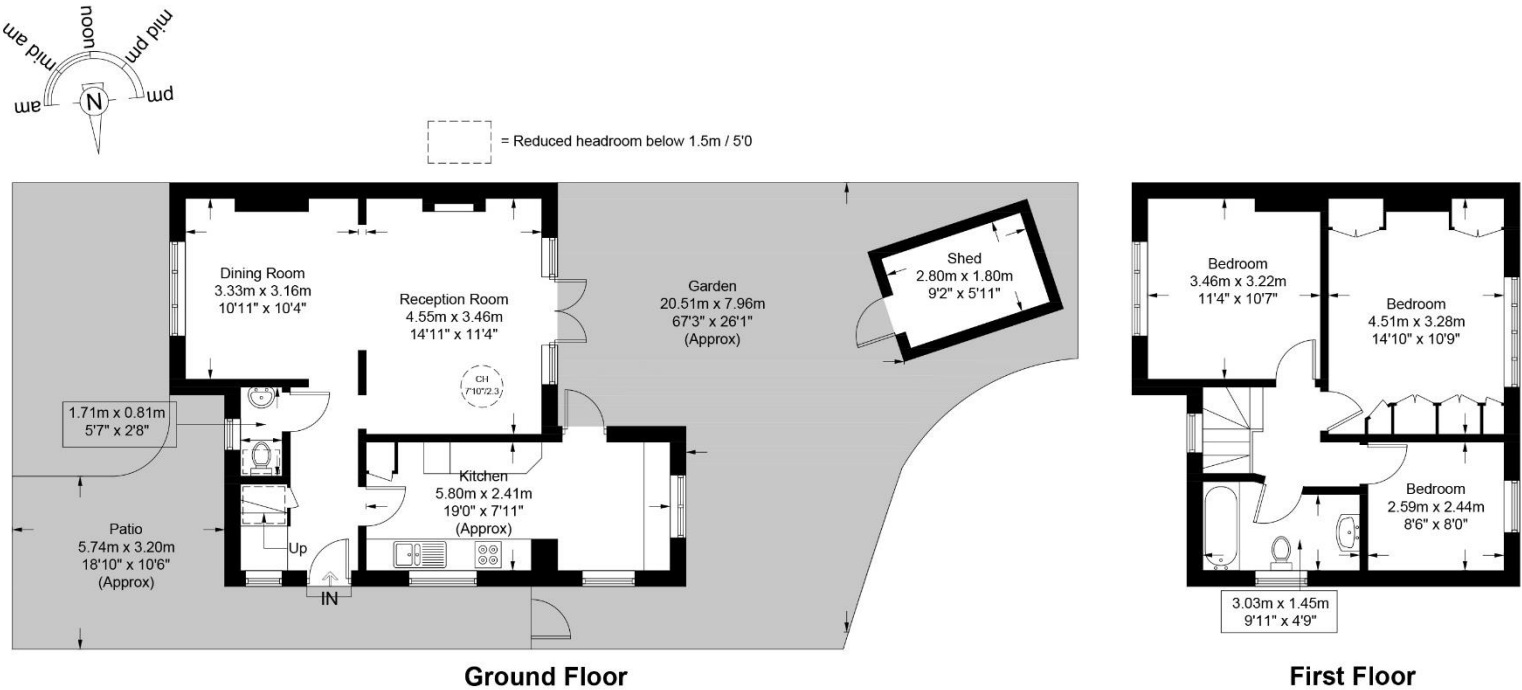


Brookland Hill, NW1

Approximate Gross Internal Area = 1081 sq ft / 100.4 sq m

Restricted Height = 12 sq ft / 1.1 sq m

Shed = 54 sq ft / 5.0 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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.