



Brim Hill, Hampstead Garden Suburb, N2

Freehold

£1,600,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

telephone 020 8458 5000 facsimile 020 8209 2068

email sales@litchfields.com web litchfields.com

offices also in highgate

Set on a popular and sought-after road, this handsome semi-detached house is ideally located just a short walk from the shops, cafés, and transport links of The Market Place, and within 0.5 miles of East Finchley Underground Station. Beautifully maintained throughout, the property offers bright and well-balanced accommodation arranged over three floors. The first floor features a spacious main bedroom suite with an en suite dressing room (formerly bedroom four), offering comfort and flexibility. Further benefits include a garage/study, off-street parking, and a delightful 65-foot south-facing rear garden, ideal for outdoor living. This chain-free home presents a wonderful opportunity to acquire a stylish and well-located residence in Hampstead Garden Suburb. Early viewing is highly recommended.

3/4 bedrooms | Lounge/dining room | Kitchen | Bathroom | Downstairs wc | Garage/office
| Off street parking | South-facing 65' rear garden | EPC=C

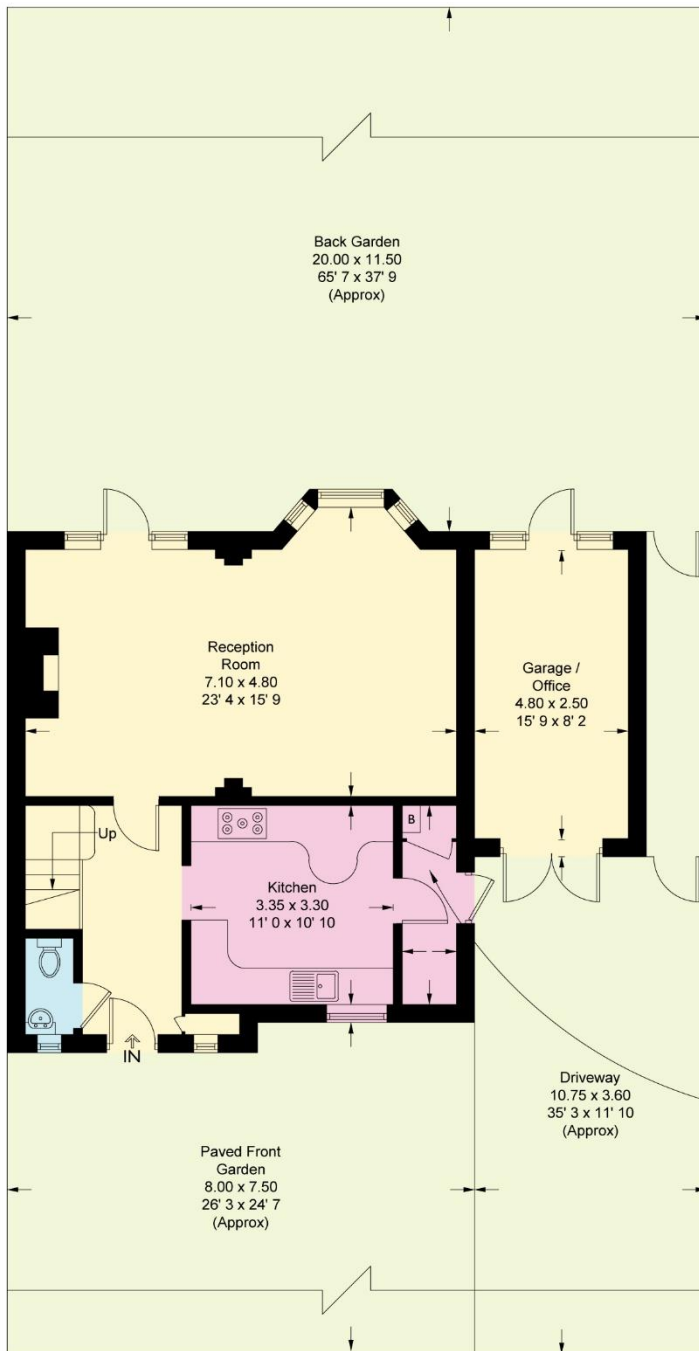






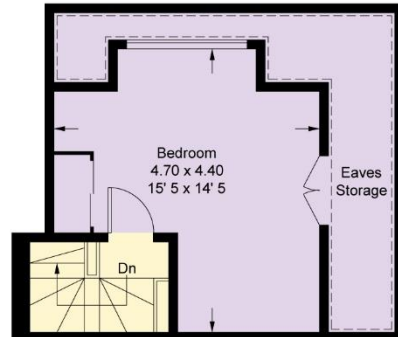
Brim Hill

Approximate Gross Internal Area = 1470 sq ft / 136.6 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 87 sq ft / 8.1 sq m
Garage / Office = 136 sq ft / 12.6 sq m
Total = 1693 sq ft / 157.3 sq m

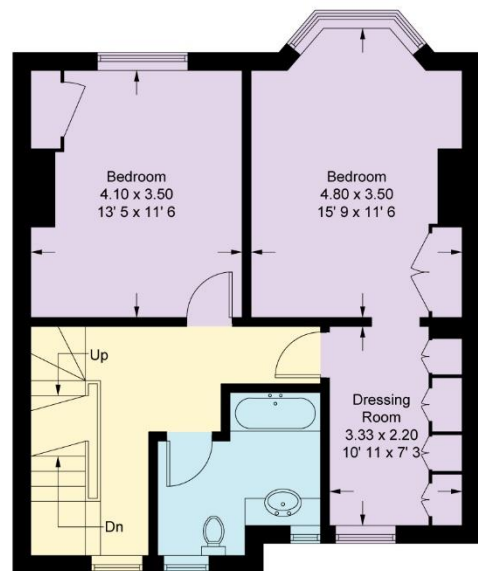


Ground Floor
617 sq ft / 57.3 sq m
(Excluding Garage / Office)

= Reduced headroom below 1.5m / 5'0"



Second Floor
328 sq ft / 30.5 sq m
(Including Reduced Headroom / Eaves Storage)



First Floor
612 sq ft / 56.9 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.