



Middleway, London NW11 6SN

WAYNE
& SILVER

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This beautiful home has been comprehensively modernised and refurbished throughout to provide a beautiful turnkey family home on a quiet tree-lined road minutes from Hampstead Heath.

Renovated to an exceptional standard, the property was stripped back to brick, offering Cat 5 rewiring, upgraded plumbing, full insulation, and underfloor heating across the ground floor living spaces, main bathroom and top floor ensuite. New character-style windows have been installed throughout.

The property boasts an elegant kitchen-diner, ideal for entertaining, featuring a Danish inspired bespoke Thomas Kitchen design with Miele appliances, Quooker tap, Bora ventilation and generous storage. The ground floor also provides a bay-windowed reception room and a reconfigured utility room bringing in natural light and enabling a separate garage for storage.

The first floor offers two double bedrooms with walk-in wardrobes, a smaller double bedroom and a study with garden aspect. The top floor presents an extensive principal bedroom with large ensuite (potential to divide into two rooms), an additional study and further storage.

Outside is a generous landscaped 2,400 sq ft rear garden with new patio, hedges, colourful planting schemes, lighting and drainage and potential to convert the shed into a studio, subject to permissions.

Security features include front and rear cameras, central alarm system and a monitored entrance system. Middleway benefits from off-street parking and free on-street parking, and is conveniently located 1 mile from Golders Green station and excellent primary and secondary schools and their bus routes.



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EPC

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Guide price: £2,495,000

Tenure: Freehold

Service Charge: Add text here

Local Authority: Barnet

Council Tax Band: H









Middleway, NW11

Approximate Gross Internal Area = 2616.5 sq ft / 243.1 sq m

Restricted Height = 67.8 sq ft / 6.3 sq m

Shed = 64.5 sq ft / 6 sq m

(Excluding Shed)



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.



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We would be delighted to tell you more
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