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INTERNATIONAL

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COTMAN CLOSE NW11



FREEHOLD. SOLE AGENT.

£2,395,000.

ENTRANCE HALL: RECEPTION ROOM: FAMILY ROOM: DINING AREA:

KITCHEN: PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING

ROOM: 3 FURTHER BEDROOMS: 2 FAMILY BATHROOMS: GUEST WC:

REAR LANDSCAPED GARDEN: OFF-STREET PARKING

COUNCIL TAX BAND H: EPC RATING E



Nestled in this beautiful and quiet close off Meadway is this beautiful, 4 bedroom, linked-detached family home.

The property is offered in very good condition throughout and has been incredibly well maintained. Internally you are met with a welcoming entrance hallway leading to 3 separate reception rooms. There is a formal lounge/ drawing room with a gorgeous feature fire place, a T.V family room and a separate dining room which leads directly into a modern kitchen.

The first floor comprises of a master bedroom suite with dressing room and en suite bathroom with his and her vanity unit. There are 2 further double bedrooms and a family bathroom on this floor.

The top floor offers another well sized bedroom/office and another family bathroom. There is a stunning landscaped rear garden and off street parking. Hampstead Heath is within a couple of minutes walk along with the amenities of Temple Fortune and Market Place.

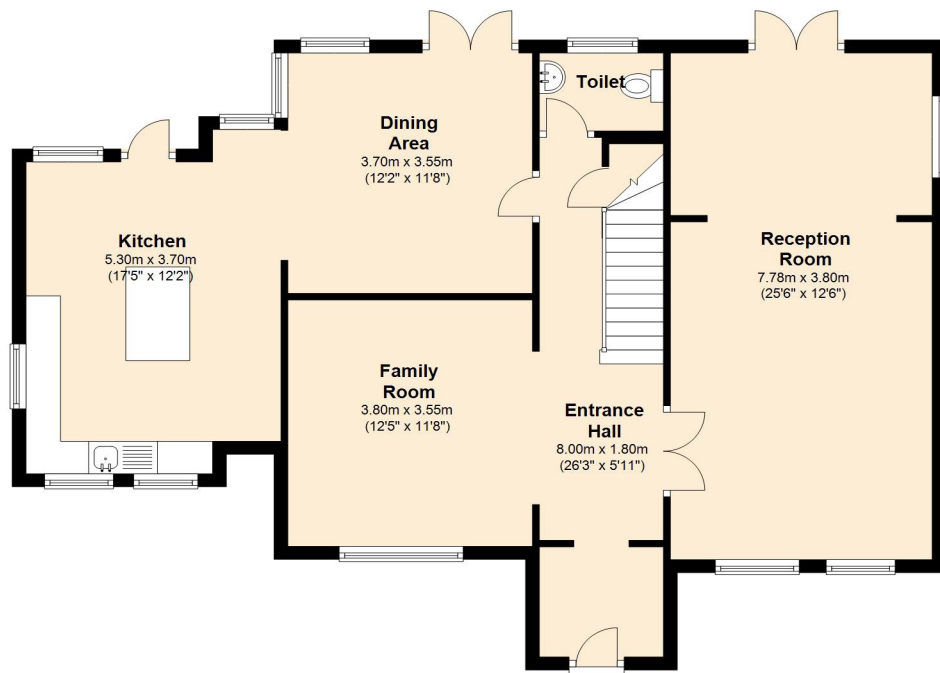






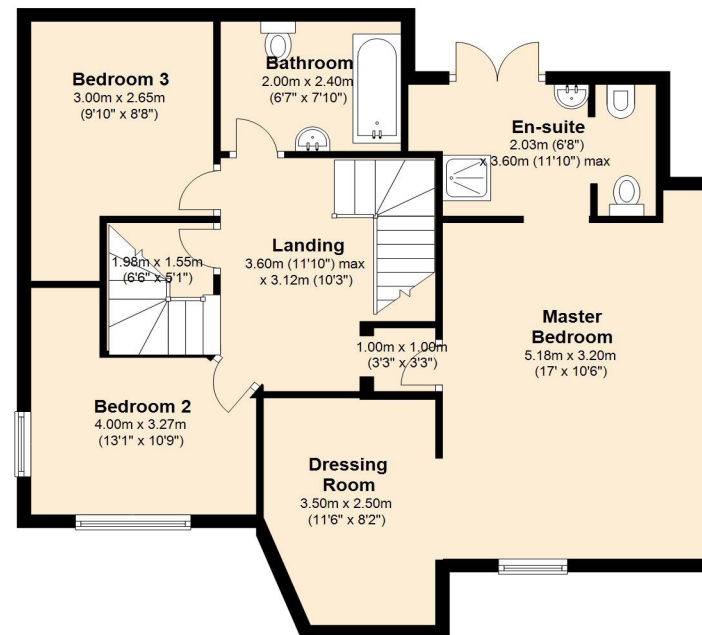
Ground Floor

Approx. 93.1 sq. metres (1001.9 sq. feet)



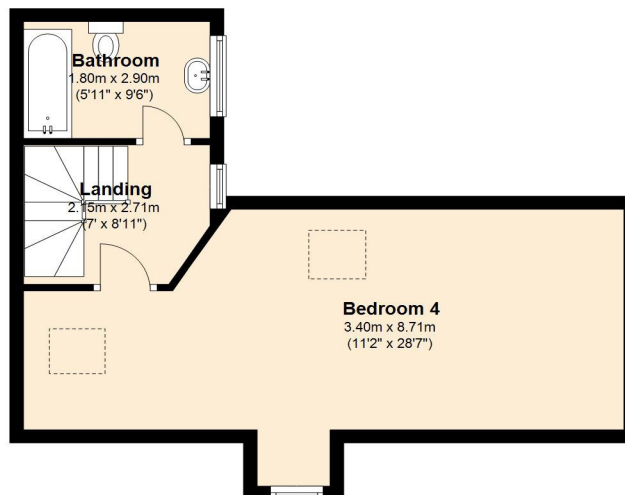
First Floor

Approx. 71.6 sq. metres (770.4 sq. feet)



Second Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



Total area: approx. 197.5 sq. metres (2126.0 sq. feet)

IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.