



TK International  
020 7794 8700  
www.t-k.co.uk

Residential Sales  
Residential Lettings  
Property Management

Sales Office:  
9 Heath Street  
Hampstead  
London NW3 6TP  
E: sales@t-k.co.uk

Lettings Office:  
16-18 Heath Street  
Hampstead  
London NW3 6TE  
E: lettings@t-k.co.uk

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## Meadway Close Hampstead Garden Suburb NW11

Occupying a prominent corner position on Meadway Close, this elegant double-fronted five bedroom family home offers approximately 2,338 sq ft (gross) of beautifully proportioned accommodation arranged over three floors, plus a two storey converted garage measuring 479 sq ft (gross).

The house combines generous lateral living space with excellent natural light and is presented in very good decorative condition throughout. A particular highlight is the mature 54' south-west facing garden, providing a wonderful sense of privacy and ideal orientation for afternoon and evening sun.

The ground floor is thoughtfully arranged around a welcoming central entrance hall with guest WC. A bright and inviting drawing room flows seamlessly into the dining room, with French doors opening directly onto the garden; perfect for both everyday family living and entertaining. A substantial 19'6 x 14'3 family room offers further versatile reception space, while the well-appointed 17'7 x 12'5 kitchen/breakfast room opens onto a secluded side patio, ideal for al fresco dining.

Upstairs, the first floor features a well-proportioned principal bedroom with en-suite bathroom, two additional bedrooms, a family bathroom and the added luxury of a sauna. The top floor provides two further generous double bedrooms, along with a useful loft plant/storage room.

To the rear of the property, the detached garage has been converted to create a practical garden office and large storage area, offering excellent flexibility for modern living. This space could easily be reinstated as secure garaging if required, while still retaining a home office. Off-street parking for one/two cars is also provided.

The property is ideally situated within easy reach of the open green spaces of the Heath Extension, while the excellent shops, cafés and amenities of Temple Fortune are just a short drive away.

**£2,250,000**

**SOLE AGENT**

**Freehold**















# Meadway Close NW11

## Gross internal area (approx.)

### House

2338 Sq ft (217 Sq m) Including under 1.5m

2308 Sq ft (214 Sq m) Excluding under 1.5m

### Site Area (approx.)

Acre 0.11 Hectares 0.046

For identification only, Not to Scale

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### Out Building

479 Sq ft (44 Sq m) Including under 1.5m

381 Sq ft (35 Sq m) Excluding under 1.5m

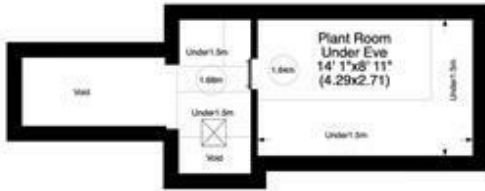
### All buildings

2816 Sq ft (262 Sq m) Including under 1.5m

2689 Sq ft (250 Sq m) Excluding under 1.5m

### Site Area (approx.)

For identification only, Not to Scale



First Floor - Approx 15 Sq m - 165 Sq ft

Ground Floor - Approx 29 Sq m - 313 Sq ft



Ground Floor - Approx 92 Sq m - 991 Sq ft



Second Floor - Approx 44 Sq m - 474 Sq ft



First Floor - Approx 82 Sq m - 887 Sq ft



Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only

(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

# Meadway Close NW11



## House

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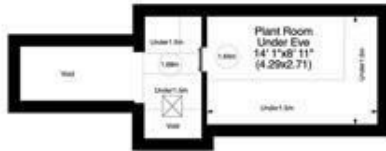
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## Out Building

479 Sq ft (44 Sq m) Including under 1.5m  
 381 Sq ft (35 Sq m) Excluding under 1.5m

## All buildings

2816 Sq ft (262 Sq m) Including under 1.5m  
 2689 Sq ft (250 Sq m) Excluding under 1.5m  
 For identification only, Not to Scale



First Floor - Approx 15 Sq m - 165 Sq ft

Ground Floor - Approx 29 Sq m - 313 Sq ft



Drive  
 Approximately  
 17' 0" x 8' 10"  
 (5.18 x 2.70)



Second Floor - Approx 44 Sq m - 474 Sq ft

## Back Garden

Approximately  
 53' 9" x 43' 9"  
 (16.38 x 13.34)



Ground Floor - Approx 92 Sq m - 991 Sq ft



First Floor - Approx 82 Sq m - 887 Sq ft

## Front Garden

Approximately  
 52' 9" x 23' 1"  
 (16.08 x 7.02)

www.WilliamSalisbury.Photography

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