

Meadway  
London, NW11

WAYNE & SILVER



# The Property

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A beautifully presented and newly updated six-bedroom Grade II listed semi-detached home within a three-minute walk from the stunning Heath Extension.

This charming residence offers two spacious reception rooms and a generously proportioned kitchen/breakfast room, creating an ideal balance of character, comfort, and practicality.

The property features 5/6 bedrooms and 4 bathrooms, a beautifully maintained and mature 75ft rear garden with a generous patio area, perfect for outdoor entertaining, along with a substantial and versatile garden studio room. The property also provides off-street parking.

The property is a short walking distance to Kerem & Anne mount School, Lyttelton Playing fields, The Market Place and situated just 0.9 miles from Golders Green Station.

# Key Features

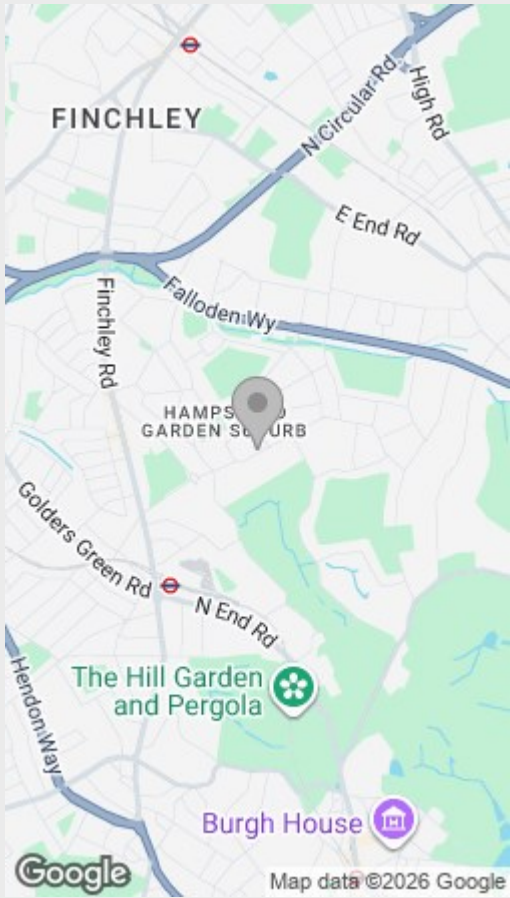
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- Six bedrooms
- Off-street parking
- Easy access to the Heath





# Location





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## Meadway

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**£2,200,000**

BEDROOMS

6

BATHROOMS

4

INTERNAL

2129.00 sq ft

EPC

LOCAL COUNCIL

Barnet

TAX BAND

H

TENURE

Freehold

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# Floorplan & EPC

£2,200,000

## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# WAYNE & SILVER

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We would be delighted to tell you more  
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