



FREEHOLD

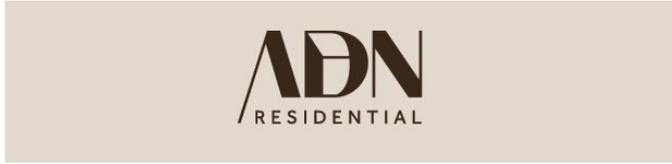
House

# TEMPLE FORTUNE LANE, HAMPSTEAD GARDEN SUBURB BORDER, LONDON, NW11 7UB

Asking price  
**£1,350,000**

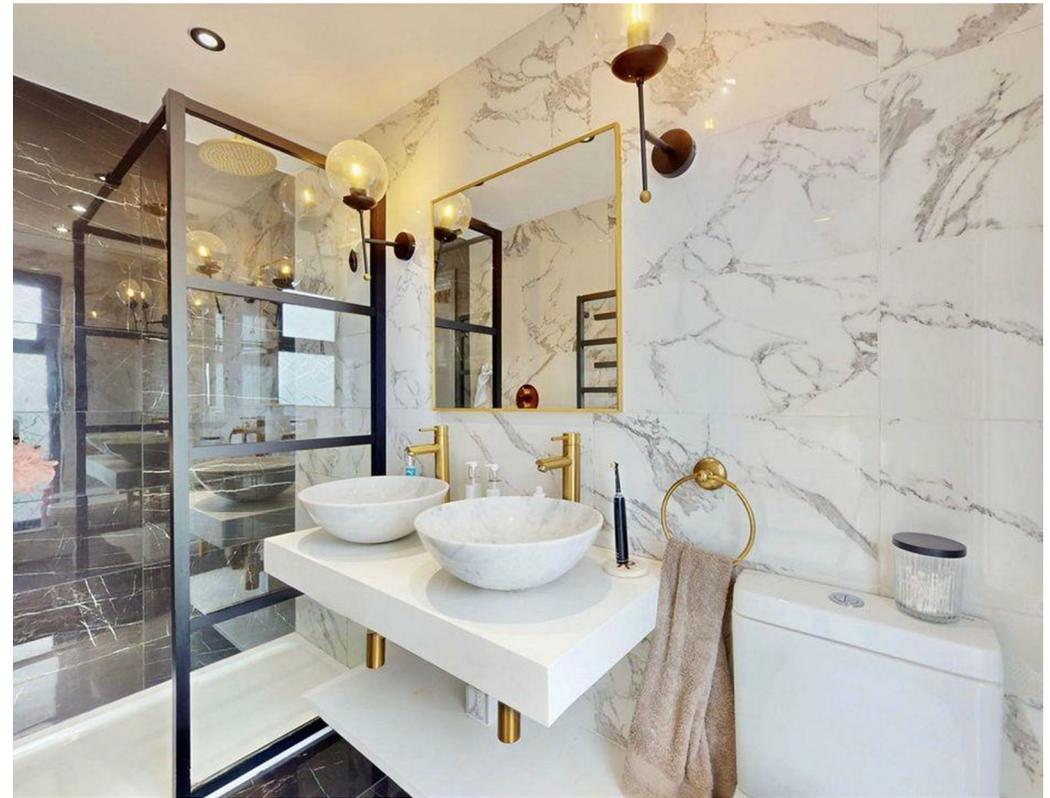
### FEATURES

- Four bedrooms
- Reception Room
- Dining Room
- Kitchen
- 2 Bathrooms
- South Facing Garden
- Permit Parking
- End Of Terrace



# 4 Bedroom House located in London

A well presented presented four bedroom, end of terrace family home benefiting from a south facing rear garden, situated on this popular residential road on the border of Hampstead Garden Suburb. This wonderful home has been tastefully refurbished offering 1636 sq ft of bright accommodation over three floors and retaining many character features. Comprising an entrance hall, reception room with bay window, dining room with access onto the rear garden garden, fully fitted kitchen, fabulous principal bedroom suite with stunning views, en-suite shower room and dressing room, three further bedrooms, family bathroom and a rear garden. Conveniently located 0.7 miles to Golders Green Underground station as well as the various shops, cafes and restaurants of both Temple Fortune and Golders Green.





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Council Tax Band

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GROSS INTERNAL AREA  
 TOTAL 151 m<sup>2</sup>/1,636 sq ft  
 GROUND FLOOR: 58 m<sup>2</sup>/628 sq ft, FIRST FLOOR: 56 m<sup>2</sup>/605 sq ft, SECOND FLOOR: 37 m<sup>2</sup>/403 sq ft  
 EXCLUDED AREAS: FRONT GARDEN: 20 m<sup>2</sup>/211 sq ft, REAR GARDEN: 70 m<sup>2</sup>/750 sq ft, STORAGE: 2 m<sup>2</sup>/20 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

