



Heathgate Hampstead Garden Suburb NW11

Freehold

£2,500,000

 **litchfields**

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An elegant and distinguished Grade II Listed semi-detached house, placed on this stylish and popular road. The property is superbly located being close to the Heath Extension and a short walk to Golders Green underground. Built in 1913 and designed by John Soutar after Sir Edwin Lutyens original design, featuring a stunning octagonal entrance hall. In more recent years the house has been extended to provide a lovely large open plan family/kitchen/diner. The property further benefits from a lovely 105' rear garden, garage and off street parking. Viewing of this outstanding and rarely available home is strongly advised.





- Principal Bedroom with dressing room and en suite
- Three further bedrooms
- Two further bathrooms
- Study/Bed 5
- Drawing Room
- Dining Room
- Large open plan Kitchen/family/diner
- Cloakroom
- 105' Rear garden
- Garage
- Off street parking
- Utility room
- EPC=F





# Heathgate

Approximate Gross Internal Area = 2647 sq ft / 246 sq m  
 (Excluding Reduced Headroom / Eaves Storage / Including Garage)  
 Reduced Headroom / Eaves Storage = 66 sq ft / 6.1 sq m  
 Total = 2713 sq ft / 252.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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