

Meadway
London, NW11

WAYNE & SILVER



The Property

PLANNING CONSENT GRANTED **

A beautifully presented and newly updated six-bedroom semi-detached home, ideally positioned within just a three-minute walk of the stunning Hampstead Heath Extension.

This charming residence offers generous and well-balanced accommodation, including two spacious reception rooms and a substantial kitchen/breakfast room, creating an excellent combination of character, comfort and practicality for modern family living.

The property currently provides five/six bedrooms and four bathrooms, together with a beautifully maintained and mature 75ft rear garden. A generous patio provides the perfect setting for outdoor entertaining, while a substantial and versatile garden studio offers an ideal space for a home office, gym or additional recreational room. The property also benefits from off-street parking.

Planning consent has been granted to significantly enhance the existing house, creating even more impressive and balanced family accommodation and offering an incoming purchaser the opportunity to realise the property's full potential. Full plans are available on request.

Please note some of the images are AI-generated CGI visuals and are intended to illustrate the potential appearance of the property should an incoming purchaser choose to undertake the consented refurbishment works.

The house is conveniently located within walking distance of Kerem School, The Annemount School, Lyttelton Playing Fields and The Market Place, while Golders Green Underground Station is approximately 0.9 miles away.

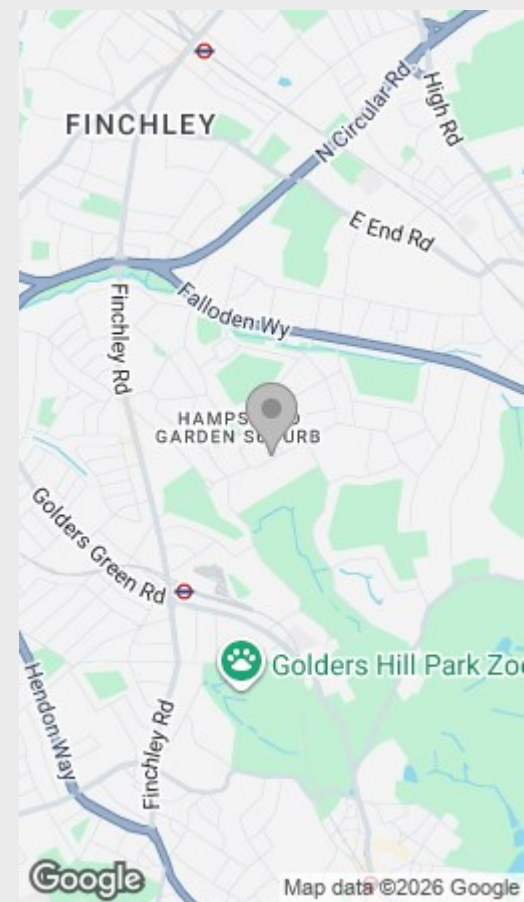
Key Features

- Six bedrooms
- Off-street parking
- Easy access to the Heath
- Planning consent granted
- *AI generated images*





Location





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Meadway

£2,100,000

BEDROOMS

6

BATHROOMS

4

INTERNAL

2129.00 sq ft

EPC

LOCAL COUNCIL

Barnet

TAX BAND

H

TENURE

Freehold



Floorplan & EPC

£2,100,000

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.

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

WAYNE & SILVER

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We would be delighted to tell you more
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