

Norrice Lea

Hampstead Garden Suburb, London N2

WAYNE & SILVER



The Property

A beautiful four-bedroom detached residence with a carriage driveway and stunning mature garden, set on the ever-popular Norrice Lea in Hampstead Garden Suburb.

Set behind mature landscaped frontage, this striking 2,343 sq ft character home occupies a generous plot and benefits from plentiful off-street parking. The ground floor comprises a large and welcoming entrance hallway, a spacious front-to-rear reception room, separate lounge, dining room and a garden-facing eat-in kitchen. The beautiful 61' south-facing garden is a particular feature of the home, with a utility room and garage completing the ground floor accommodation.

The first floor offers a generous principal suite, spanning front to back with garden views and an en-suite bathroom. Three further bedrooms and a family bathroom complete the first floor. The house also offers enormous potential, with a substantial loft space ideal for extension, subject to the necessary consents.

Norrice Lea is superbly positioned in prime Hampstead Garden Suburb, approximately 0.6 miles from East Finchley Underground station. Lyttelton Playing Fields are opposite, with the amenities of Falloden Way and Hampstead Heath also within easy reach.

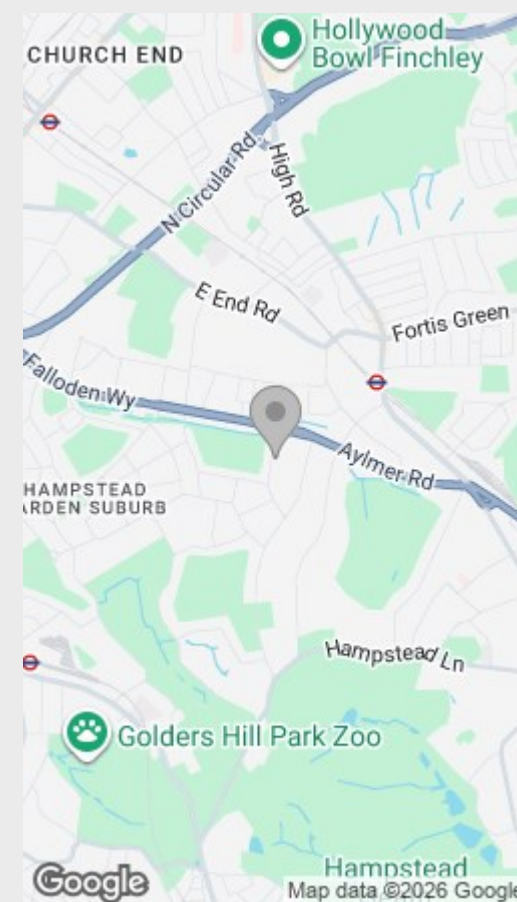
Key Features

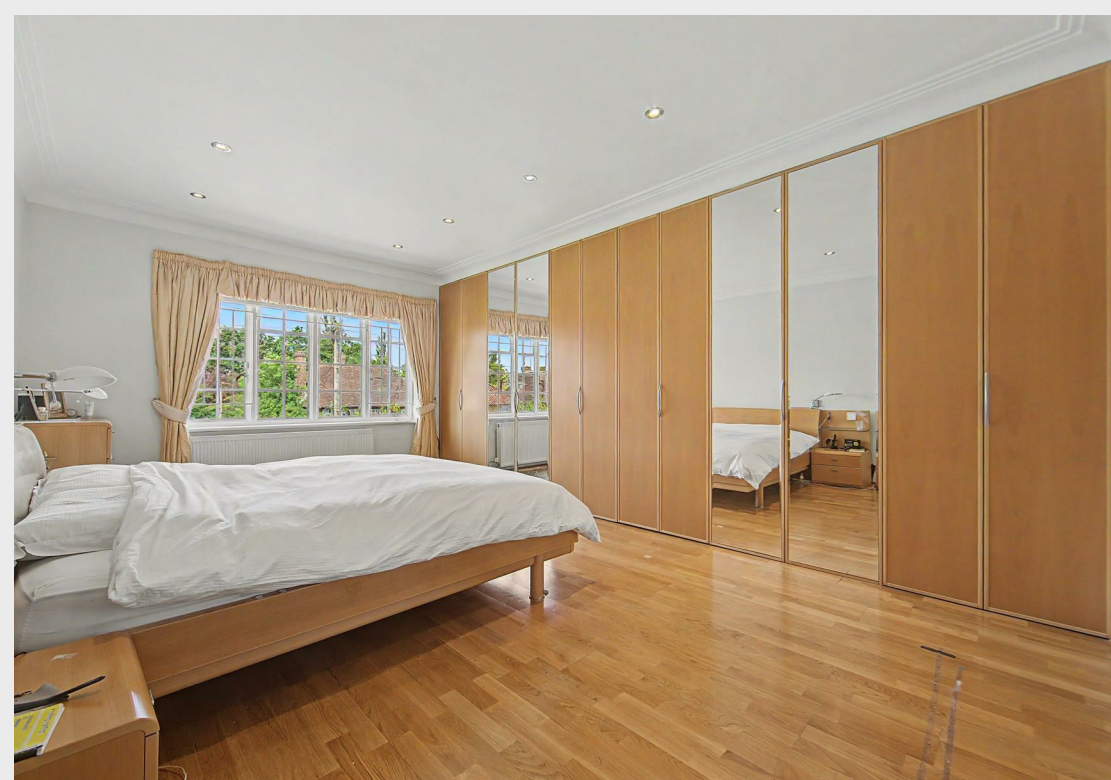
- Detached
- Carriage driveway
- Tranquil rear garden
- Potential to extend (STPP)





Location





WAYNE
& SILVER

Norrice Lea

£2,500,000

BEDROOMS

4

BATHROOMS

2

INTERNAL

2343.00 sq ft

EPC

D

LOCAL COUNCIL

Barnet

TAX BAND

H

TENURE

Freehold



Floorplan & EPC

£2,500,000

IMPORTANT INFORMATION

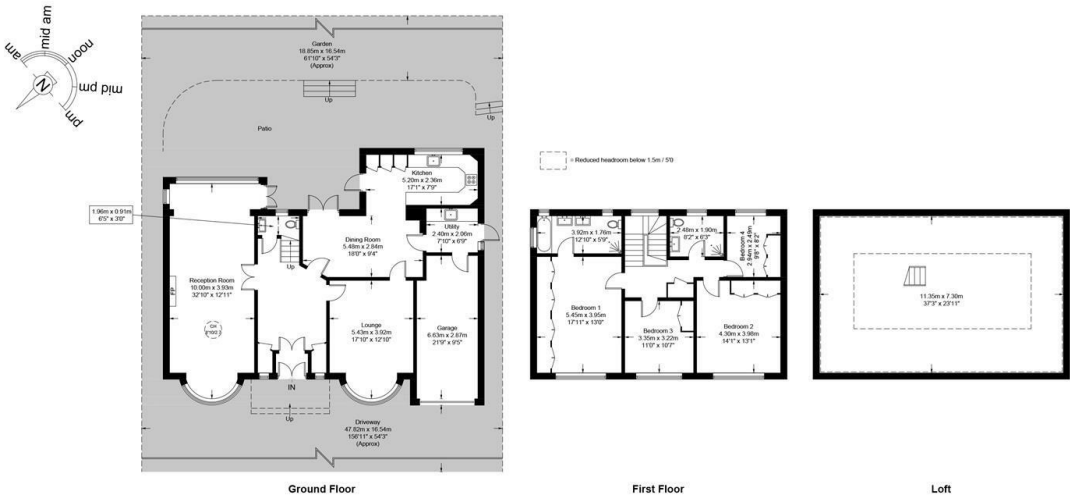
Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for 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
& SILVER

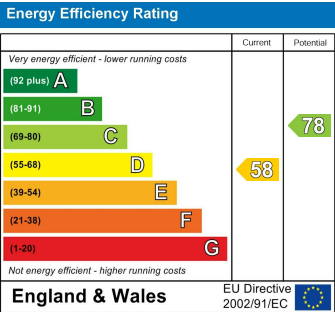
Norrice Lea, N2

Approximate Gross Internal Area = 2343 sq ft / 217.7 sq m
Loft = 891 sq ft / 82.8 sq m
Total = 3234 sq ft / 300.5 sq m
(Including Restricted Height / Garage)

Restricted Height = 581 sq ft / 54.0 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



WAYNE & SILVER

41 Heath Street
Hampstead
London
NW3 6UA

wayne-silver.com

We would be delighted to tell you more
020 7431 4488
info@wayne-silver.com

Important Notice: 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.