



Rotherwick Road, Hampstead Garden Suburb, NW11
Freehold
£2,100,000



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A substantial five-bedroom semi-detached family house extending to approximately 2,555 sq ft, arranged over four well-planned levels. Ideally located within a very short walk of Golders Green Underground Station, Hampstead Heath Extension, and the wide range of shops, cafés, and transport links of both Temple Fortune and Golders Green. The property is well presented throughout and offers excellent family accommodation. The raised ground floor features a charming reception room and a separate family room, providing versatile living and entertaining space. The lower ground floor comprises a spacious kitchen/breakfast room, study, utility room, and guest WC. Across the upper floors are five well-proportioned bedrooms served by three bathrooms, offering comfortable accommodation for growing families. Further benefits include off-street parking and a wonderful 103-foot south-east facing rear garden, ideal for outdoor enjoyment. This is an exceptional home in a highly convenient and sought-after location. Early viewing is highly recommended.



5 bedrooms | Lounge | Family room | Study | Kitchen/breakfast room | Utility room | 2 bathrooms | En suite shower room | Downstairs wc | Off street parking | South-east facing rear garden | EPC=D



Rotherwick Road NW11

Gross internal area (approx.)
 253 Sq m (2724 Sq ft) Including under 1.5m
 237 Sq m (2555 Sq ft) Including under 1.5m

Site Area (approx.)
 Acre 0.1 Hectares 0.04

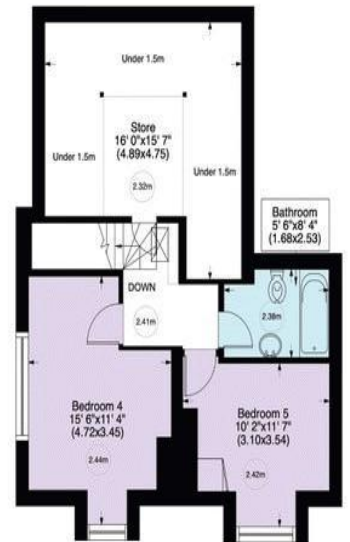
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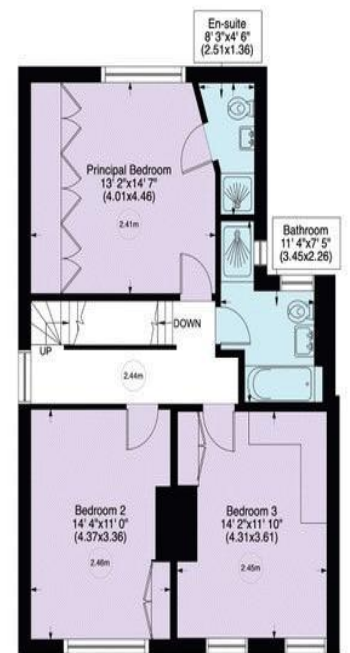
Lower Ground Floor - Approx 65 Sq m - 704 Sq ft



Raised Ground Floor - Approx 65 Sq m - 695 Sq ft



Second Floor - Approx 55 Sq m - 589 Sq ft



First Floor - Approx 68 Sq m - 736 Sq ft

Not to Scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements areas are approximate only
 (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

