



glentree  
INTERNATIONAL  
020 8458 7311  
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MEADWAY NW11



FREEHOLD. JOINT SOLE AGENT.

£2,350,000.

RECEPTION ROOM: DINING ROOM: KITCHEN: TV FAMILY/PLAYROOM

GUEST WC: PRINCIPAL BEDROOM WITH WALK-IN DRESSING ROOM AND

EN- SUITE BATHROOM: 4 FURTHER BEDROOMS (1 WITH EN SUITE

BATHROOM): FAMILY BATHROOM: REAR GARDEN: OFF-STREET PARKING



A beautifully presented 5-bedroom (4 doubles), 3-bathroom semi-detached family home, arranged over 3 floors and offered in excellent condition.

The ground floor features an entrance hallway, leading into a lounge/dining through room with herringbone parquet flooring, gorgeous feature fireplace and French doors leading out onto the rear garden.

The modern contemporary kitchen-diner is well equipped and benefits from French doors on to the patio area. Additionally, there is a separate T.V family playroom and a guest WC.

On the first floor there is a large landing with 4 good sized bedrooms, (1 with an en-suite bathroom) and a separate family bathroom housing the utilities. On the top floor there is an indulgent principal bedroom suite, with views over the rear garden, a superb 'walk in' dressing room with further fitted wardrobes in the bedroom itself and an ensuite bathroom. Further benefits include off street parking for 2 cars and within a short walking distance to Kerem & Annemount School, Lyttelton Playing fields and the amenities of The Market Place.





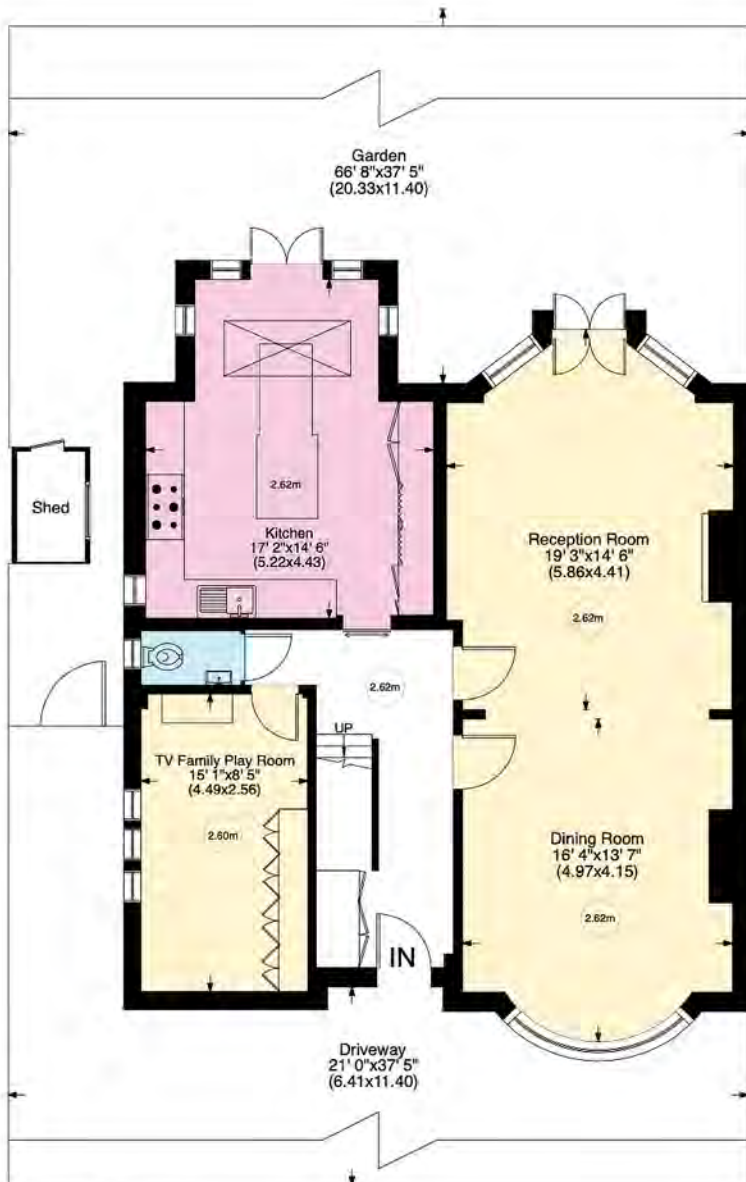
# Meadway NW11

Gross internal area (approx.)

255 Sq m (2747 Sq ft) Including under eaves and under 1.5m

226 Sq m (2431 Sq ft) Excluding under eaves and under 1.5m

For identification only, Not to Scale



Second Floor



First Floor

Ground Floor

[www.WilliamSalisbury.Photography](http://www.WilliamSalisbury.Photography)

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

# Meadway NW11

Acre 0.1 (approx.)

For identification only, Not to Scale



Garden  
Approximately  
61' 5" x 37' 5"  
(18.72x11.4)

Drive  
Approximately  
20' 0" x 23' 6"  
(6.1x7.16)

Garden  
Approximately  
18' 2" x 13' 11"  
(5.54x4.25)

#### IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glentree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.