

Middleway  
London, NW11

WAYNE & SILVER

# The Property



This beautiful home has been comprehensively modernised and refurbished throughout to provide a beautiful turnkey family home on a quiet tree-lined road minutes from Hampstead Heath. Renovated to an exceptional standard, the property was stripped back to brick, offering Cat 5 rewiring, upgraded plumbing, full insulation, and underfloor heating across the ground floor living spaces, main bathroom and top floor ensuite. New character-style windows have been installed throughout.

The property boasts an elegant kitchen-diner, ideal for entertaining, featuring a Danish inspired bespoke Thomas Kitchen design with Miele appliances, Quooker tap, Bora ventilation and generous storage. The ground floor also provides a bay-windowed reception room and a reconfigured utility room bringing in natural light and enabling a separate garage for storage.

The first floor offers two double bedrooms with walk-in wardrobes, a smaller double bedroom and a study with garden aspect. The top floor presents an extensive principal bedroom with large ensuite (potential to divide into two rooms), an additional study and further storage.

Outside is a generous landscaped 2,400 sq ft rear garden with new patio, hedges, colourful planting schemes, lighting and drainage and potential to convert the shed into a studio, subject to permissions.

Security features include front and rear cameras, central alarm system and a monitored entrance system. Middleway benefits from off-street parking and free on-street parking, and is conveniently located 1 mile from Golders Green station and excellent primary and secondary schools and their bus routes.

# Key Features

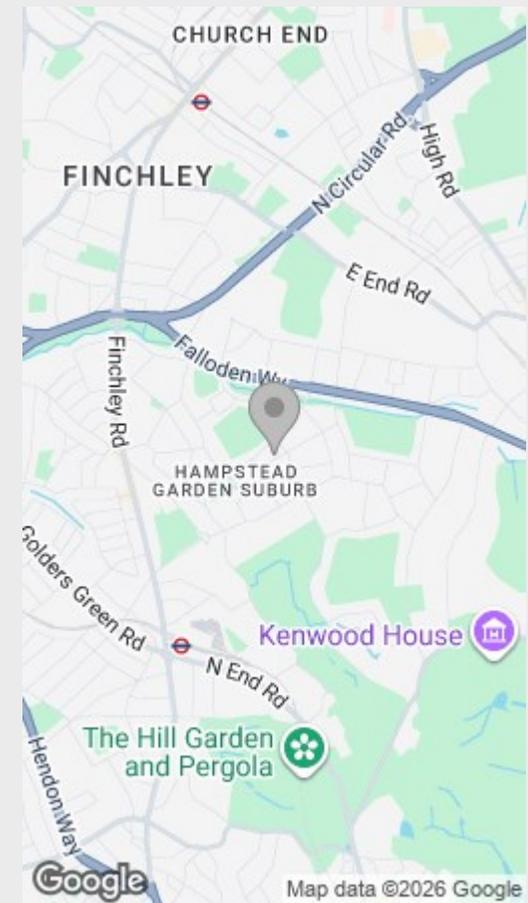
---

- Completely refurbished
- Landscaped garden
- Bespoke kitchen
- Category 5 cabling
- Principal bedroom suite
- Desirable location
- Underfloor heating

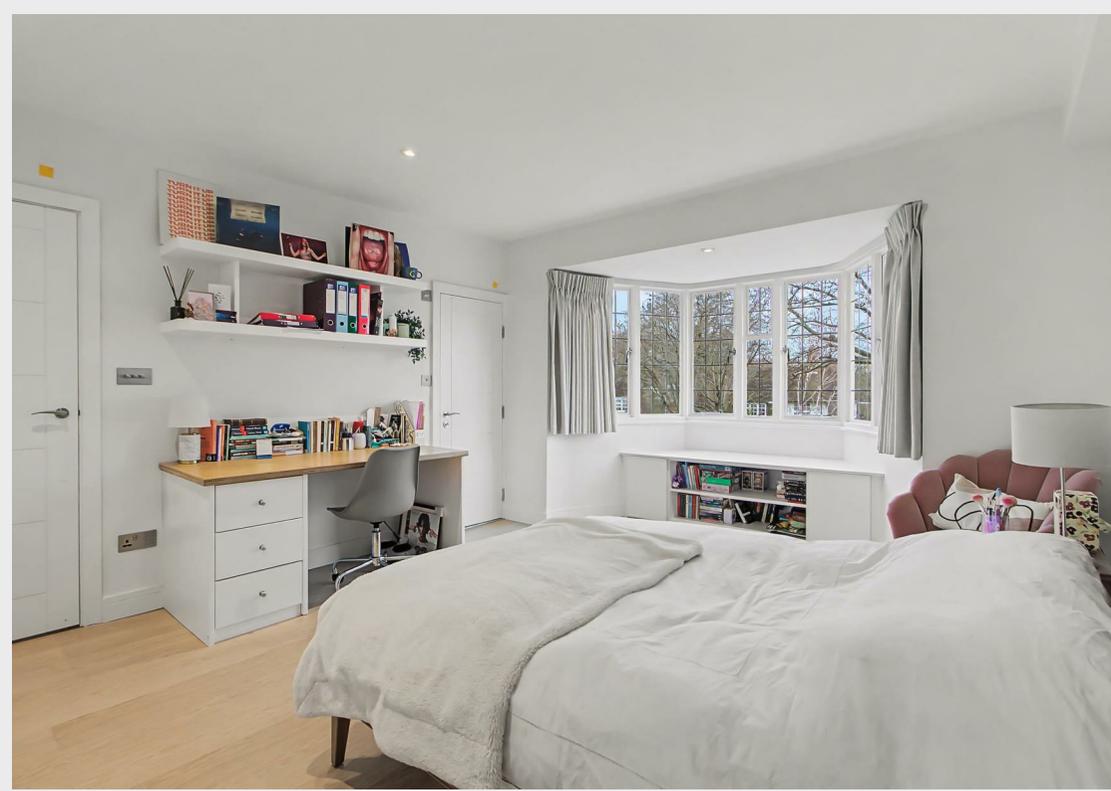




## Location







WAYNE  
& SILVER

## Middleway

---

**£2,795,000**

---

BEDROOMS

5

BATHROOMS

3

---

INTERNAL

2616.00 sq ft

---

EPC

D

---

LOCAL COUNCIL

Barnet

TAX BAND

H

---

TENURE

Freehold

YEARS REMAINING

n/a

---



# Floorplan & EPC

£2,795,000

## 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**

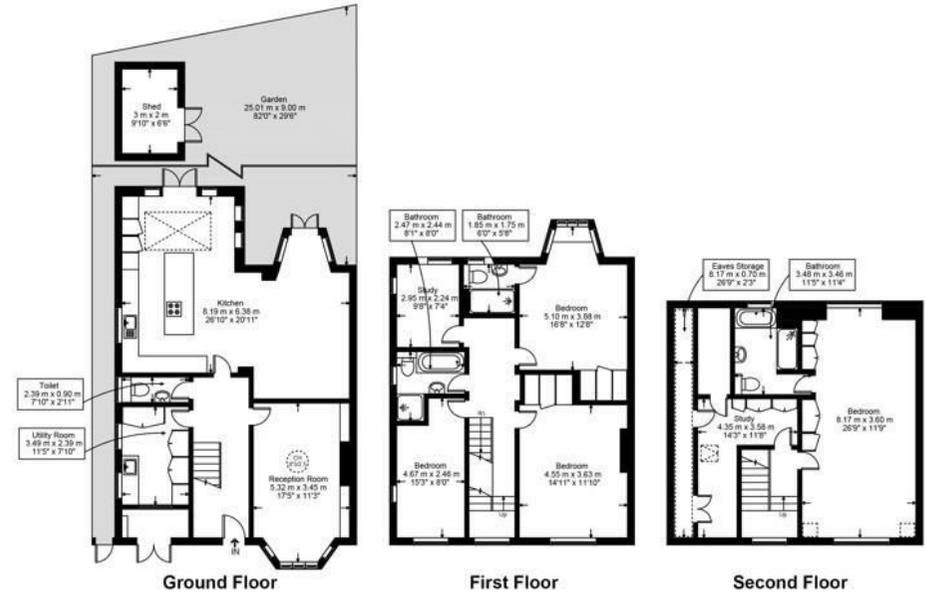
Middleway, NW11

Approximate Gross Internal Area = 2616.5 sq ft / 243.1 sq m

Restricted Height = 67.8 sq ft / 6.3 sq m

Shed = 64.5 sq ft / 6 sq m

(Excluding Shed)



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.



| 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 | 58      | 79        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

# WAYNE & SILVER

41 Heath Street  
Hampstead  
London  
NW3 6UA

We would be delighted to tell you more  
020 7431 4488  
[info@wayne-silver.com](mailto:info@wayne-silver.com)

[wayne-silver.com](http://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.