



Brookland Close, Hampstead Garden Suburb, NW11
Freehold
£1,195,000



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A superb double fronted three-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac just off Brookland Rise. The property falls within the highly regarded Brookland School catchment area and is conveniently located within 0.4 miles of the shops, cafés and transport links of The Market Place. This bright and welcoming home is finished to an excellent decorative standard throughout and features a spacious open-plan lounge/diner/kitchen, enhanced by double doors opening onto a well maintained rear garden—ideal for both everyday living and entertaining. The first floor offers a generous principal bedroom with en-suite bathroom, two further well-proportioned bedrooms, a modern family bathroom, and the added benefit of a separate laundry room. Further advantages include off-street parking. Early viewing is highly recommended to fully appreciate the quality and location of this superb home.

   **EPC**

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Lounge | Dining room | Kitchen/breakfast room | Principal bedroom with en suite bathroom | 2 further bedrooms | Family bathroom | Downstairs wc | Laundry room | Front & rear gardens | Off street parking



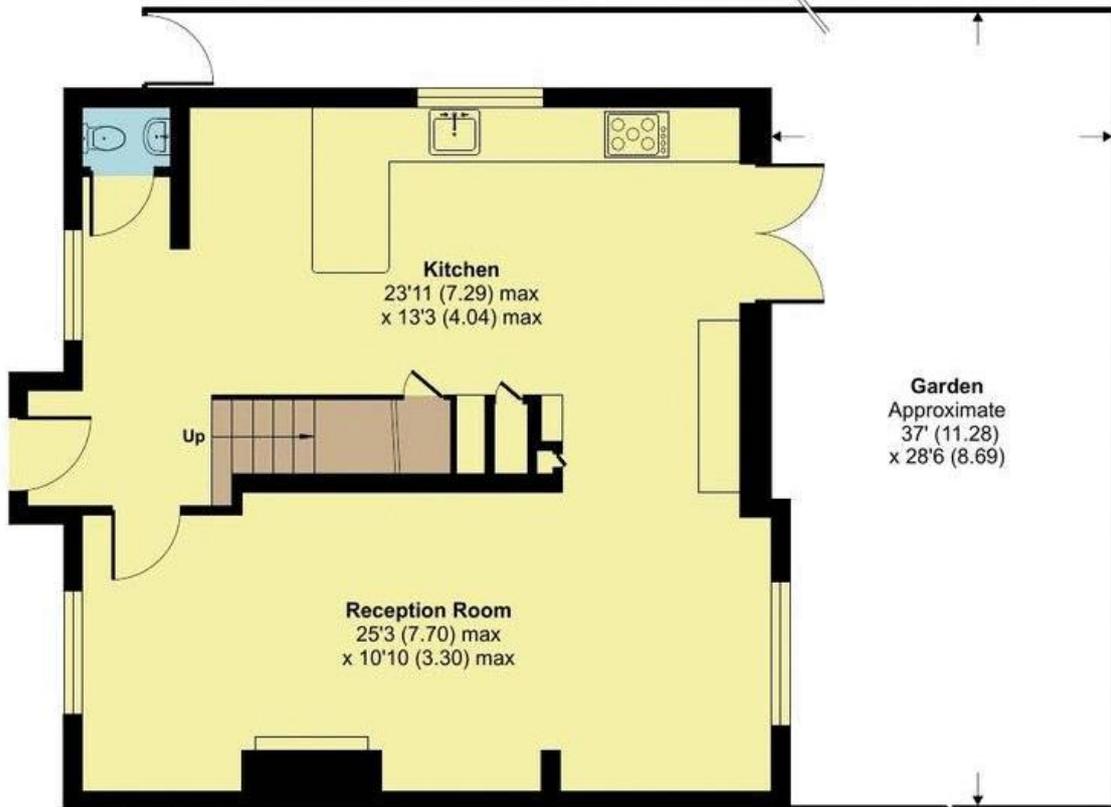
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Approximate Area = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Godfrey and Barr. 2023 REF: 1027324