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ROOTHERWICK ROAD NW11



FREEHOLD. SOLE AGENT.

£2,395,000.

KITCHEN: STUDY: UTILITY ROOM: GUEST WC: RECEPTION ROOM:

FAMILY ROOM: PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM:

4 FURTHER BEDROOMS: 2 FAMILY BATHROOMS:

REAR SOUTH EAST FACING GARDEN: OFF-STREET PARKING:

COUNCIL TAX BAND G: EPC RATING D



This well presented, 5 bedroom, 3 bathroom, semi detached family home, spans 2,555 Sq Ft, over 4 levels, with off-street parking.

As you enter this attractive red brick period home, the raised ground floor benefits from a charming reception room and family room.

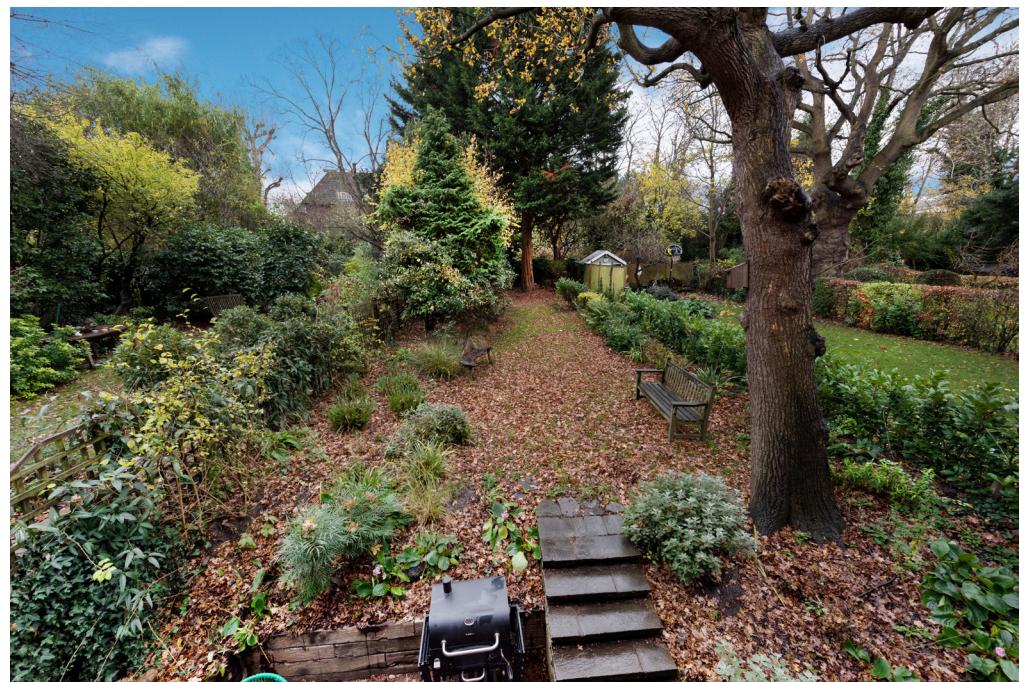
The lower level features a kitchen breakfast room, a study, a utility room and a guest WC.

On the upper floors, there are 5 bedrooms and 3 bathrooms, including the principal bedroom with an en-suite shower room.

To the rear there is a magnificent 103" South East facing garden.

Rotherwick Road is located within very close proximity to Golders Green underground station, the Hampstead Heath Extension and the shops of both Temple Fortune & Golders Green.





Rotherwick Road NW11

Gross internal area (approx.)

253 Sq m (2724 Sq ft) Including under 1.5m

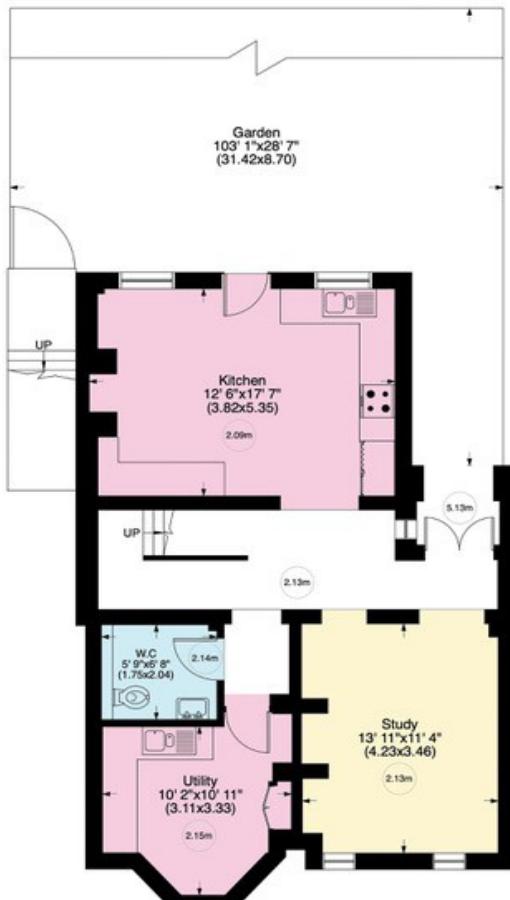
237 Sq m (2555 Sq ft) Including under 1.5m

Site Area (approx.)

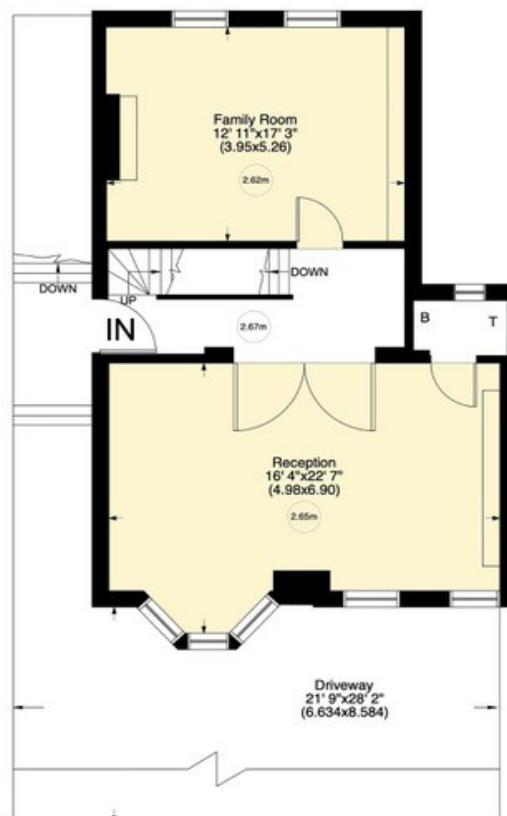
Size Acre (approx.)

For identification only, Not to Scale

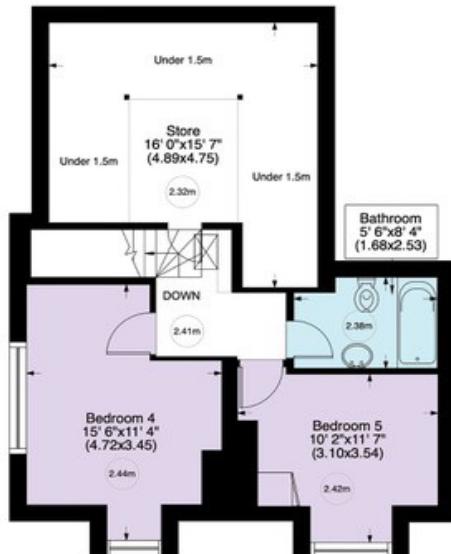
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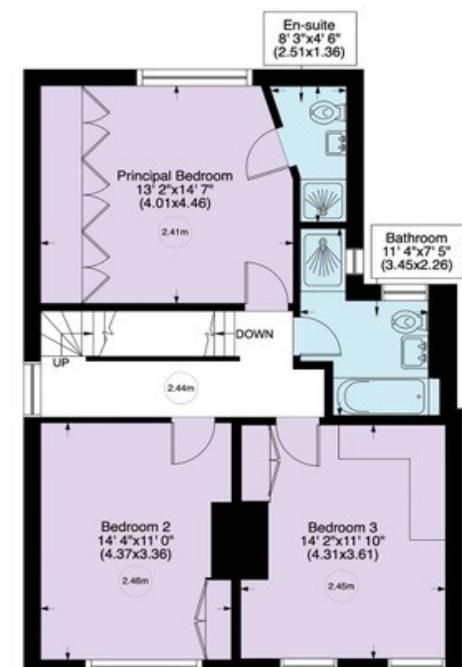
Lower Ground Floor - Approx 65 Sq m - 704 Sq ft



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 to fact.

All measurements areas are approximate only.

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(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice)

IMPORTANT NOTICE

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