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ROTHERWICK 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

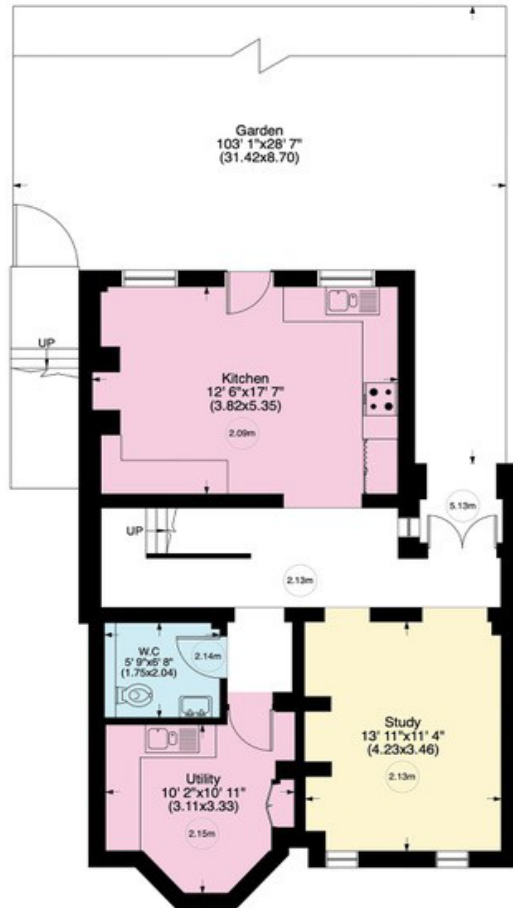
237 Sq m (2555 Sq ft) Including under 1.5m

Site Area (approx.)

Acre 0.1 Hectares 0.04

For identification only, Not to Scale

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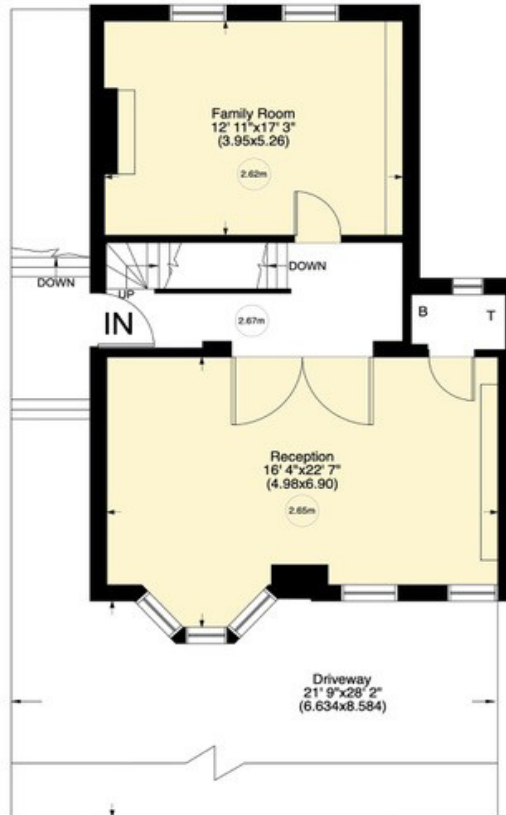


Lower Ground Floor - Approx 65 Sq m - 704 Sq ft

Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only

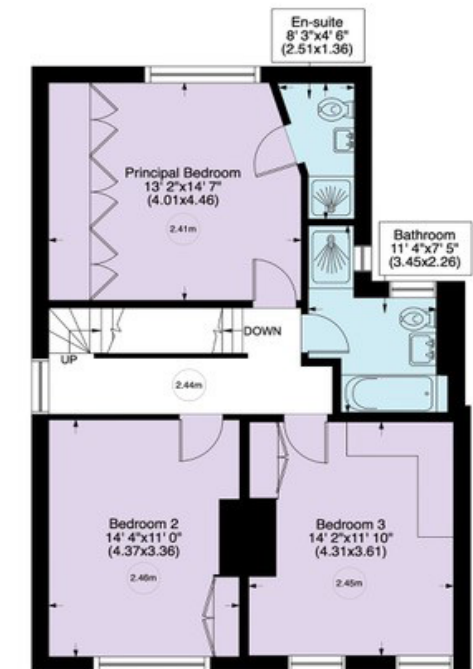
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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

## 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.