

Norrice Lea

Hampstead Garden Suburb, London N2

WAYNE & SILVER



The Property

A beautiful four-bedroom detached residence with a carriage driveway and stunning mature garden, set on the ever-popular Norrice Lea in Hampstead Garden Suburb.

Set behind mature landscaped frontage, this striking 2,343 sq ft character home occupies a generous plot and benefits from plentiful off-street parking. The ground floor comprises a large and welcoming entrance hallway, a spacious front-to-rear reception room, separate lounge, dining room and a garden-facing eat-in kitchen. The beautiful 61' south-facing garden is a particular feature of the home, with a utility room and garage completing the ground floor accommodation.

The first floor offers a generous principal suite, spanning front to back with garden views and an en-suite bathroom. Three further bedrooms and a family bathroom complete the first floor. The house also offers enormous potential, with a substantial loft space ideal for extension, subject to the necessary consents.

Norrice Lea is superbly positioned in prime Hampstead Garden Suburb, approximately 0.6 miles from East Finchley Underground station. Lyttelton Playing Fields are opposite, with the amenities of Falloden Way and Hampstead Heath also within easy reach.

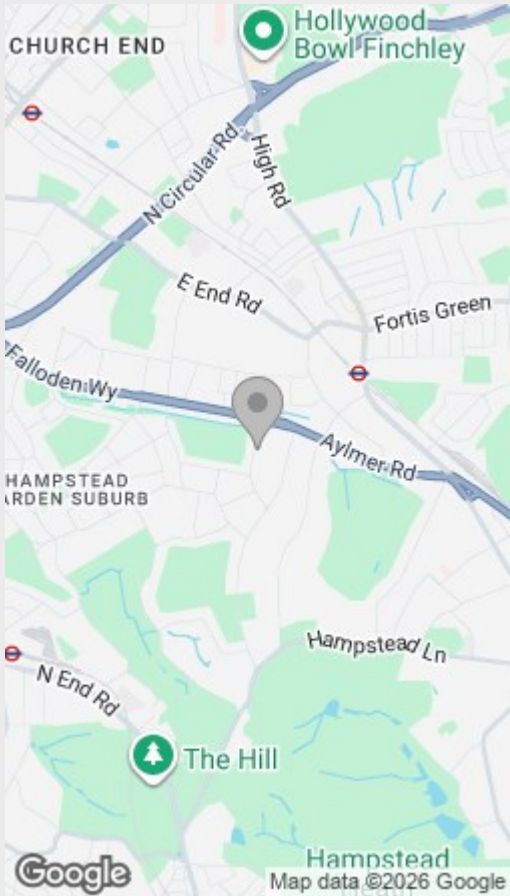
Key Features

- Detached
- Carriage driveway
- Tranquil rear garden
- Potential to extend (STPP)





Location





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Norrice Lea

£2,500,000

BEDROOMS

4

BATHROOMS

2

INTERNAL

2343.00 sq ft

EPC

D

LOCAL COUNCIL

Barnet

TAX BAND

H

TENURE

Freehold



Floorplan & EPC

£2,500,000

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Norrice Lea, N2

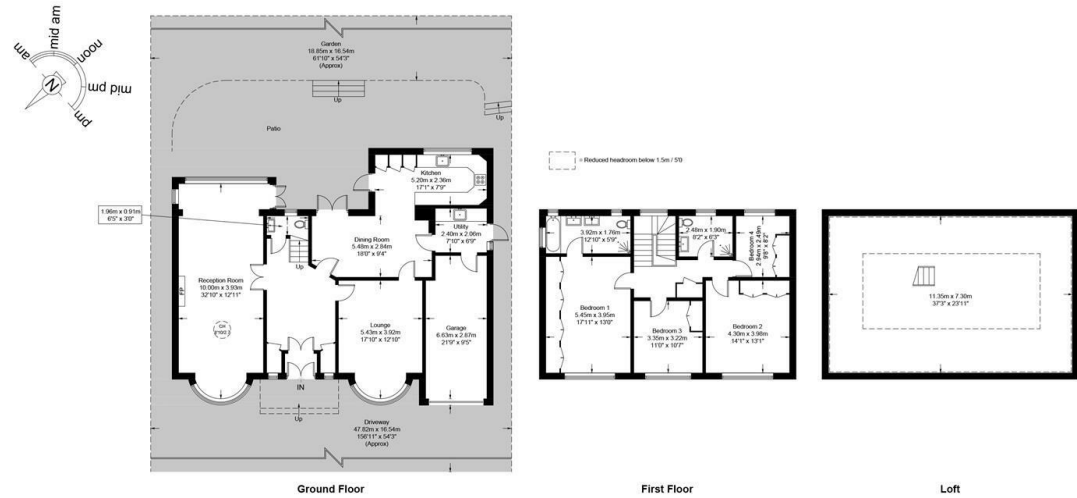
Approximate Gross Internal Area = 2343 sq ft / 217.7 sq m

Loft = 891 sq ft / 82.8 sq m

Total = 3234 sq ft / 300.5 sq m

(Including Restricted Height / Garage)

Restricted Height = 581 sq ft / 54.0 sq m



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

wayne-silver.com

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