



Ossulton Way, Hampstead Garden Suburb, N2

Freehold

£1,795,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

telephone 020 8458 5000 facsimile 020 8209 2068

email [sales@litchfields.com](mailto:sales@litchfields.com) web [litchfields.com](http://litchfields.com)

offices also in highgate



A superb spacious and airy semi-detached house. This fine property has an unusually large ground floor with four reception areas featuring a lovely extended sunny family room opening onto the rear garden. This excellent family home has a large main bedroom with a super oversized en suite bathroom. Well placed for The Market Places shops and buses and local schools, this house should definitely be on your viewing list.

Four bedrooms | 2 Bathrooms ( 1 en suite) | Lounge/dining room | Study/TV room | Family Room | Kitchen | Utility Room | Cloakroom | Gardens | Off street parking | Close to The Market Place | EPC=TBA

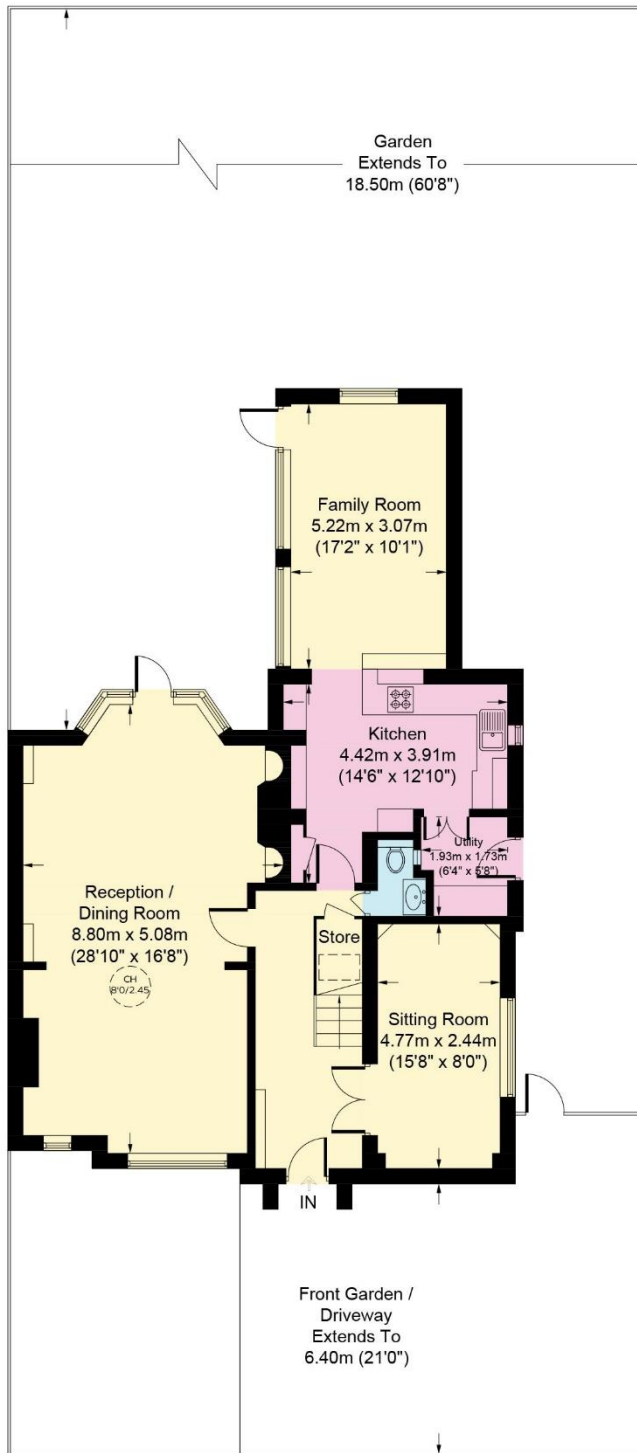






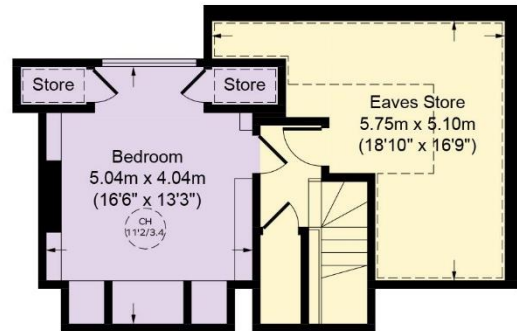
# Ossulton Way, N2

Approximate Gross Internal Area  
 Ground Floor = 100.1 sq m / 1077 sq ft  
 (Excluding Reduced Headroom )  
 First Floor = 80.6 sq m / 868 sq ft  
 (Excluding Reduced Headroom )  
 Second Floor = 26.1 sq m / 281 sq ft  
 (Excluding Reduced Headroom / Eaves Store)  
 Reduced Headroom / Eaves Store = 23.4 sq m / 252 sq ft  
 Total = 230.2 sq m / 2478 sq ft

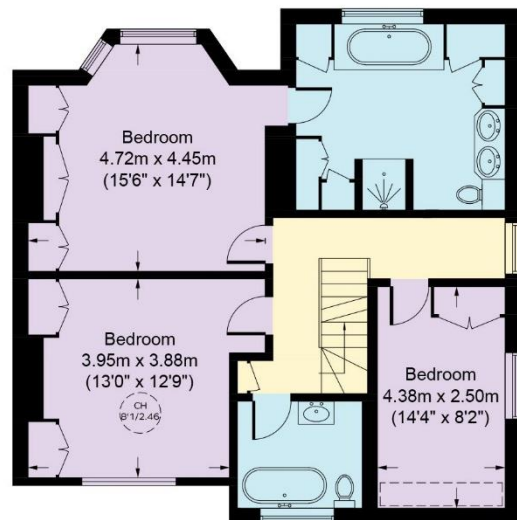


**Ground Floor**

= Reduced headroom below 1.5m / 5'0"



**Second Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1171690)

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.