



PROSPECT ROAD

NW2, Childs Hill



QUIETLY POSITIONED WITHIN A TRANQUIL ENCLAVE

A three bedroom terraced house with separate dressing room
located on Prospect Road, NW2.

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Local Authority: London Borough of Barnet

Council Tax band: E

Tenure: Freehold

Asking Price: £1,250,000



A DECEPTIVELY SPACIOUS PERIOD HOME

This charming freehold offers 1,327 sq ft of beautifully presented accommodation. Refurbished and finished to an exceptional standard, the house blends timeless period character with modern comfort and convenience, showcasing immaculate interiors throughout.

Arranged over three versatile floors, the home features a south westerly facing reception room that enjoys abundant natural light, creating an inviting and uplifting living space. Restoration Hardware light fixtures further enhance the ambience, complementing the property's elegant design.

The stunning eat in kitchen has been thoughtfully designed with a stylish breakfast bar, a bespoke coffee station and a wine fridge, providing an ideal setting for both everyday dining and relaxed entertaining. Integrated Sonos speakers in the kitchen and dining areas deliver seamless, high quality audio.







Throughout the property, traditional Victorian style column radiators echo the home's period charm, while plantation shutters offer both aesthetic refinement and excellent light control. Soho Home fittings elevate the bedrooms, and bespoke joinery is showcased beautifully in the fourth bedroom, now transformed into a luxurious walk in dressing room.

Comfort has been carefully considered with air conditioning installed throughout the house and all bedrooms, ensuring an enjoyable living environment during every season.

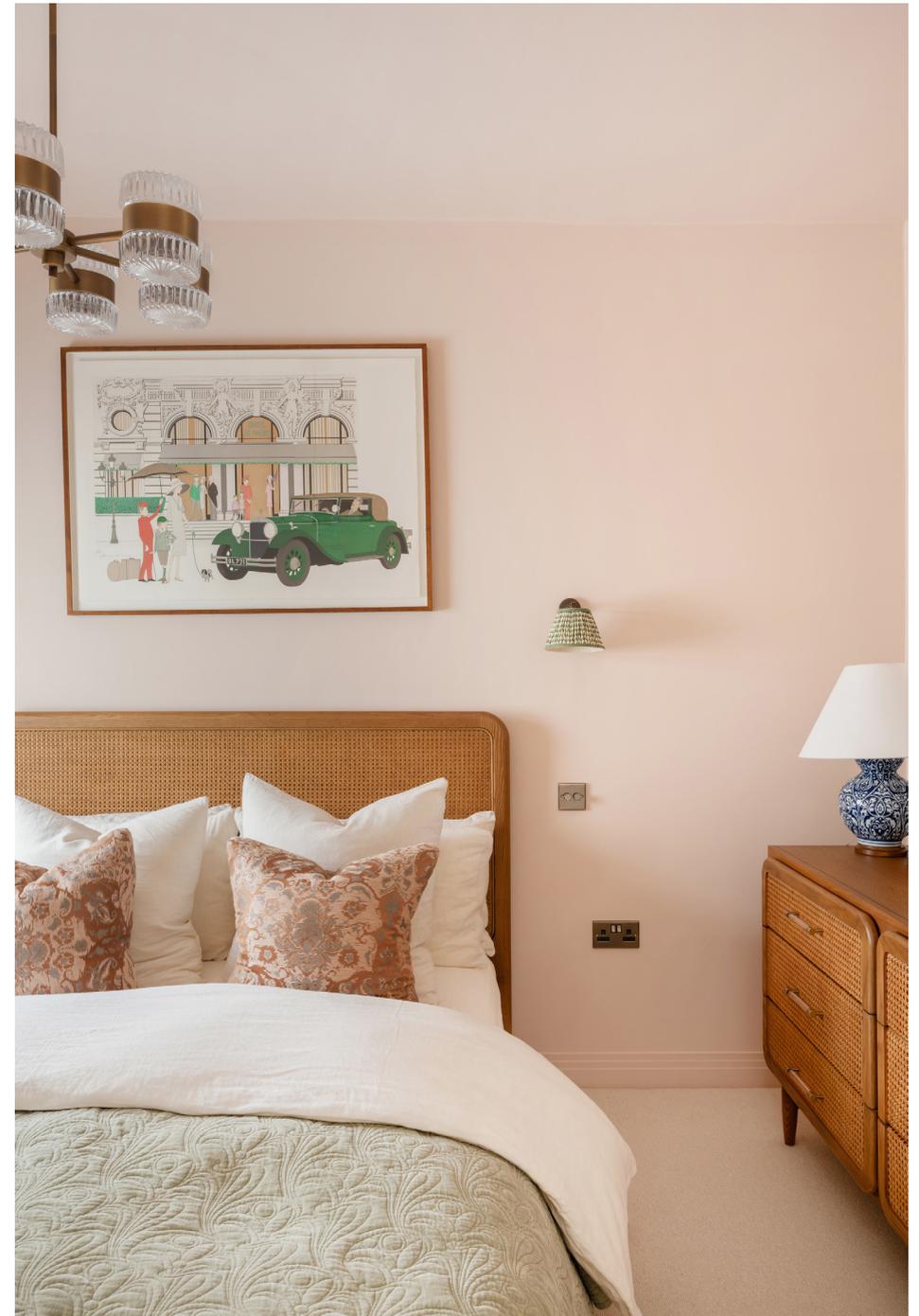
Externally, the house offers an inviting frontage together with an easy to maintain decked garden complete with BBQ area, an ideal space for year round entertaining. The striking bespoke feature wall TV surround welcomes you as you enter the home, further reflecting the meticulous attention to detail found throughout.

*The dining room chandelier, BBQ and bespoke drapery may be available by separate negotiation.



LOCATION

This charming and modern house is located 0.7 miles from Golders Green underground station (Northern) along with the open space Golders Hill Park which links to Hampstead Heath. There are also bus stops close by giving you great links into the city.

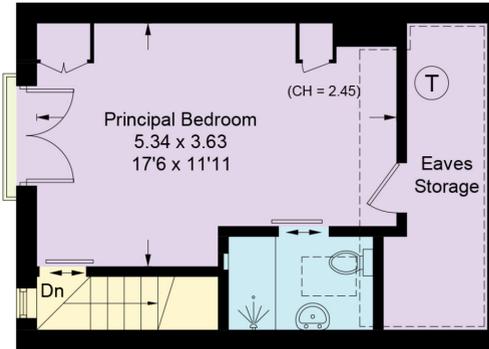






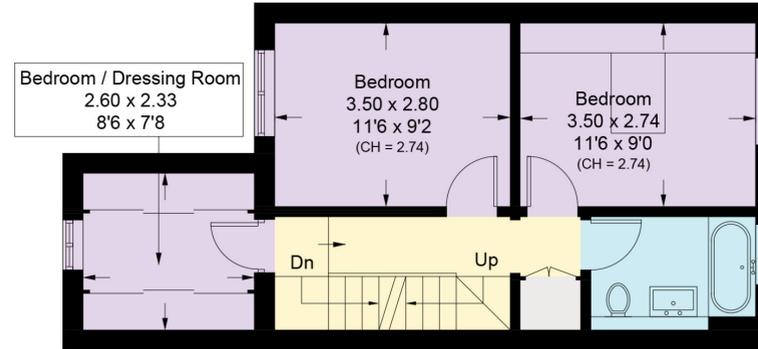


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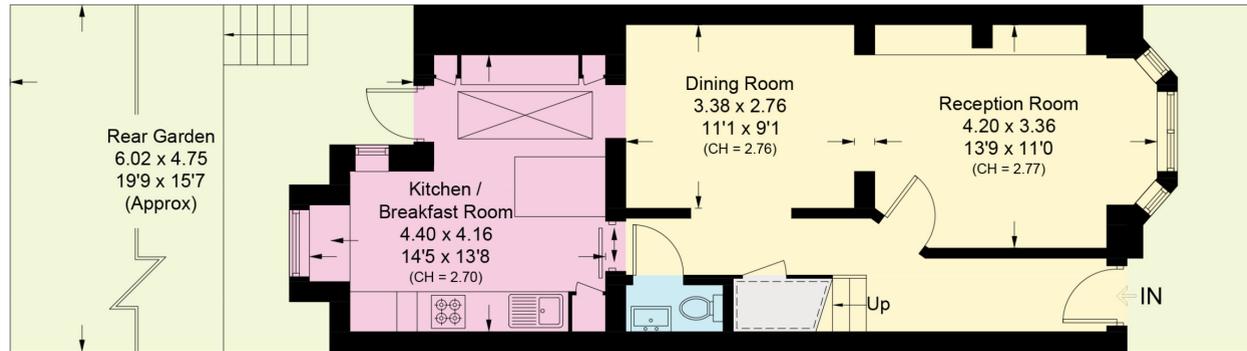
Second Floor

Approximate Area = 31.0 sq m / 334 sq ft
Including Limited Use Area (8.5 sq m / 91 sq ft)



First Floor

Approximate Area = 39.6 sq m / 426 sq ft



Ground Floor

Approximate Area = 53.0 sq m / 570 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)

Approximate Gross Internal Area = 123.6 sq m / 1,330 sq ft

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. (ID767266)

We would be delighted
to tell you more.

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