



## Midholm

Hampstead Garden Suburb London NW11 6LL

**£699,500**

A fabulous two bedrooomed semi-detached cottage, quietly tucked away in a prime residential location on the Northern side of Hampstead Garden Suburb.

Presented to a high standard and well maintained by the current owner, the property benefits from many attractive period features.

On the ground floor a spacious reception with period fireplace and block pine parquet flooring leads to a well-fitted kitchen with fitted appliances.

Upstairs, two good bedrooms and a family bathroom, the steep pitched roof providing a tall loft space, offering potential for further living space, subject to permission. Similarly, as the property is unextended, there is potential for a rear extension, subject to local restrictions and permissions.

To the rear is a delightful garden in excess of 100 feet

Midholm is a quiet residential street off Fallopian Way, close to local shops and transport amenities and within a short walking distance to Brookland Infant and Junior schools.

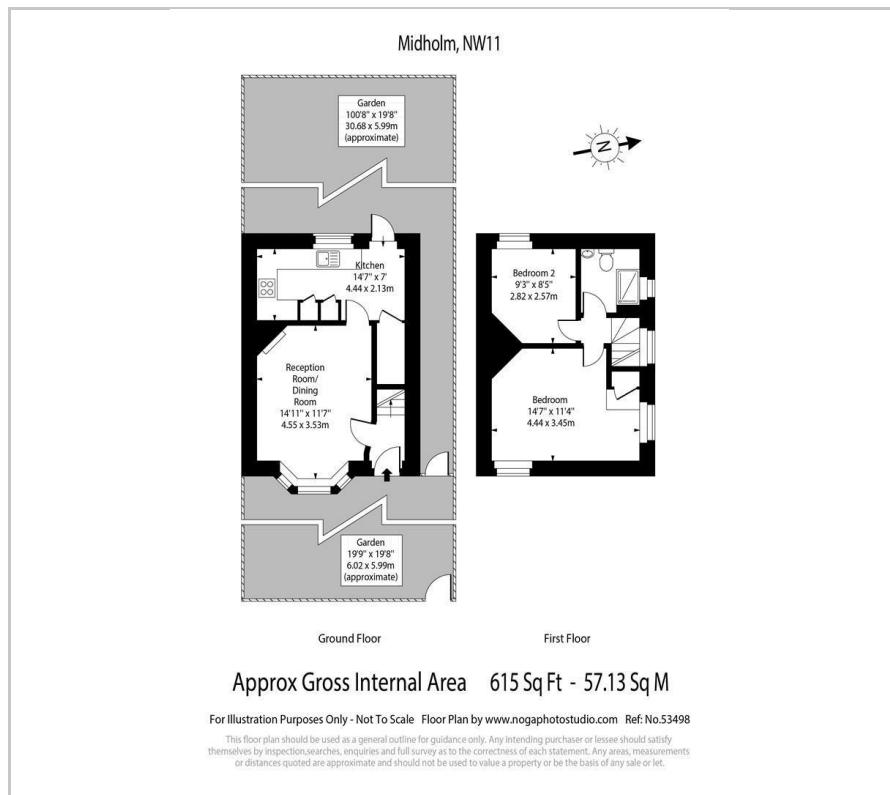
- Two bedroom semi detached cottage
- Spacious reception
- Good size kitchen with appliances
- Family bathroom/wc
- Double glazing
- Good decorative order
- Fabulous 100 foot garden
- Chain free sale
- Gas central heating
- Quiet residential location

### Viewing

Please contact our Kentish Town Sales Office on 0207 482 4488 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	
(B1-B1)	B	
(B9-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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