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HAMPSTEAD WAY NW11





FREEHOLD. SOLE AGENT.

£2,195,000.

ENTRANCE HALLWAY: KITCHEN: RECEPTION ROOM/DINING ROOM:  
GARDEN ROOM: STUDY: GUEST WC: PRINCIPAL BEDROOM WITH EN  
SUITE: 3 FURTHER BEDROOMS: FAMILY BATHROOM: LANDSCAPED  
GARDEN: GARAGE: OFF-STREET PARKING:  
COUNCIL TAX BAND H: EPC RATING E





Situated on this highly sought-after and much-loved turning on the south side of Hampstead Garden Suburb, this extremely desirable and rarely available detached four-bedroom home offering an exceptional opportunity to acquire a really special property.

The ground floor provides generous and well-balanced living space, featuring a charming kitchen overlooking a delightful communal green, alongside a spacious rear-facing lounge/dining room with doors opening directly onto a beautifully landscaped south-facing garden. Additional accommodation includes a versatile study/TV room and a garden room.





The first floor comprises three bedrooms, including a generous principal suite with en-suite shower room, complemented by a well-appointed family bathroom serving the remaining bedrooms. A further bedroom is located on the top floor, offering flexibility for guests, a home office, or additional family space.

Further benefits include off-street parking, a large garage, and a prime location within close proximity to the excellent amenities and transport links of Temple Fortune and Golders Green. The open green spaces of Hampstead Heath Extension are also just a short walk away.



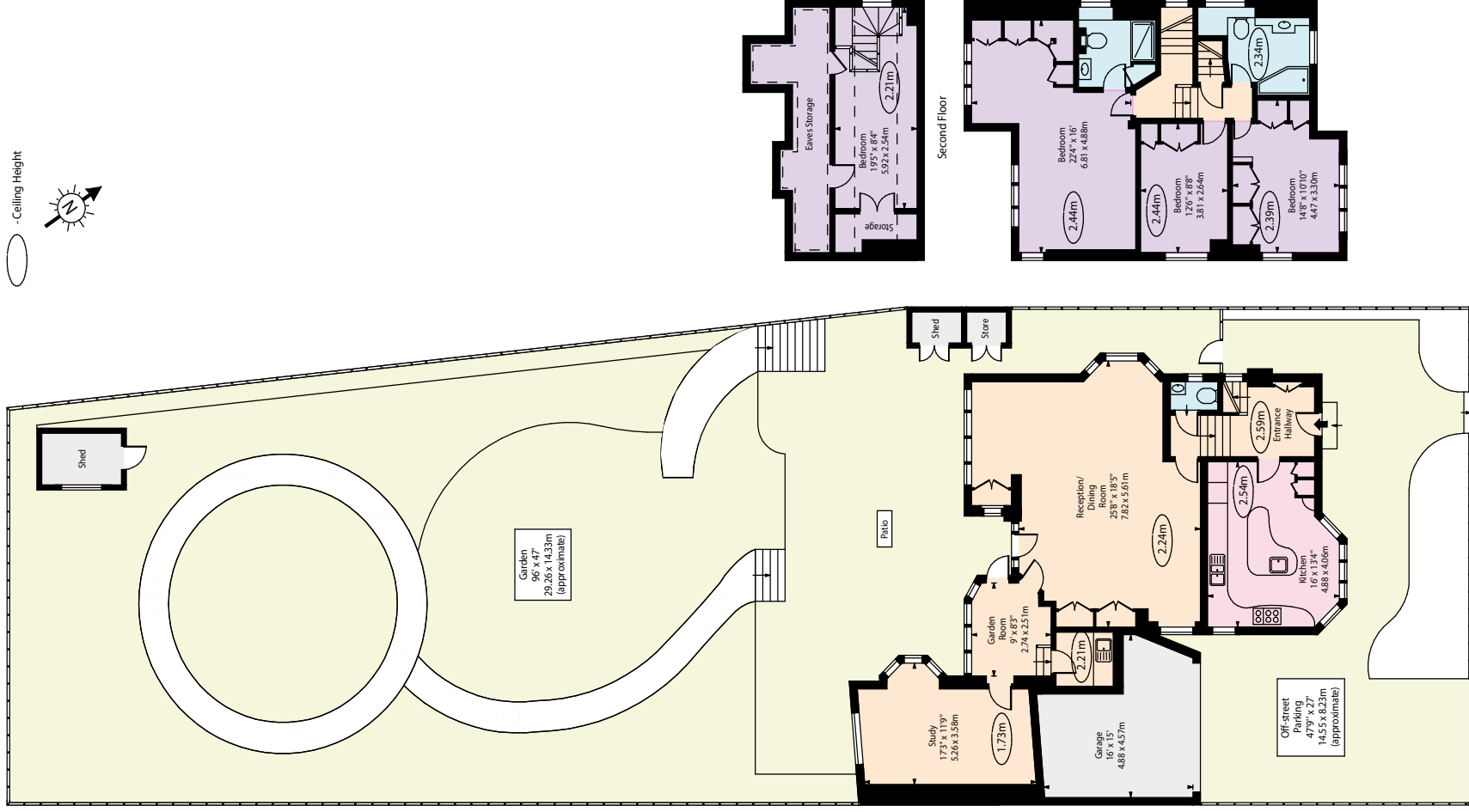












Second Floor

First Floor

Ground Floor

Approx Gross Internal Area 2104 Sq Ft - 195.46 Sq M

(Including Garage, Excluding Restricted Heights and Sheds)

Approx Floor Area Including Restricted Heights 2317 Sq Ft - 215.26 Sq M

**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.