

# SOUTHWAY

LONDON, NW11







An exceptional interior designed family home arranged over 3 floors and spanning 2,653 sq ft (246 sq m) with off street parking for 2 cars. This beautiful home was completely refurbished by the vendor within the last 4 years and offers excellent light and space throughout.

The ground floor benefits from a wider than average lounge/dining room, a stylish Italian designer kitchen/breakfast room with "Miele" appliances, a family room/study and a separate utility room.

On the upper floors the magnificent air conditioned master bedroom suite has an open plan dressing room as well as a walk in shoe cupboard, en suite bathroom with steam shower and "Tilvision" television. There are 4 further double bedrooms (3 with air conditioning) and 2 bathrooms (1 Jack and Jill).

Other benefits include Cat 5 wiring throughout and "Sonos". The south facing landscaped garden features a children's play area as well as an irrigation system and designer lighting.

Southway is a desirable turning in Hampstead Garden Suburb and is within easy reach of The Market Place, Norrice Lea Synagogue, Temple Fortune and the Hampstead Heath Extension.

- RECEPTION ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- OFFICE/FAMILY ROOM
- MASTER BEDROOM WITH EN SUITE BATHROOM
- 4 FURTHER BEDROOMS (2 EN SUITE)
- SHOWER ROOM
- CLOAKROOM
- UTILITY ROOM
- GARDEN
- OFF-STREET PARKING FOR 2 CARS

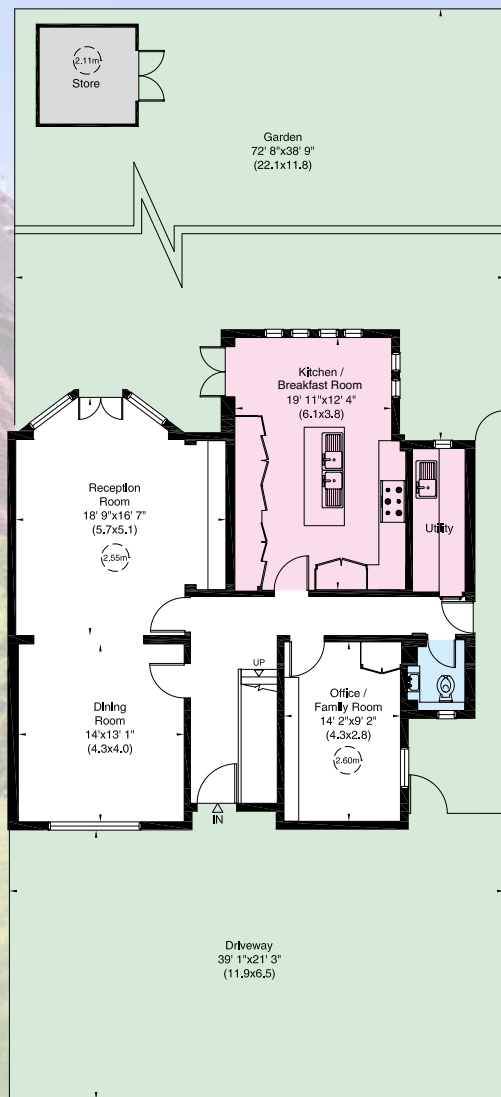
**PRICE ON APPLICATION**  
**SOLE SELLING AGENTS**



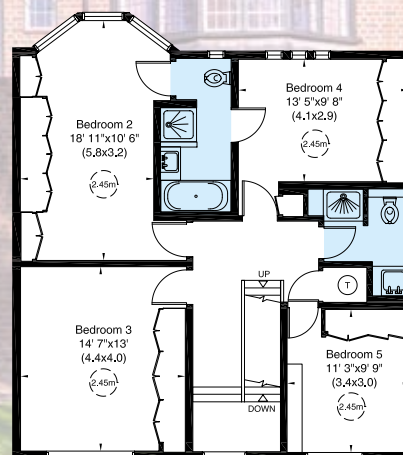




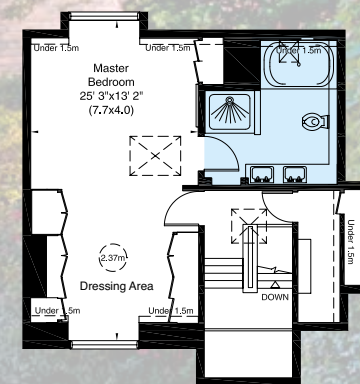




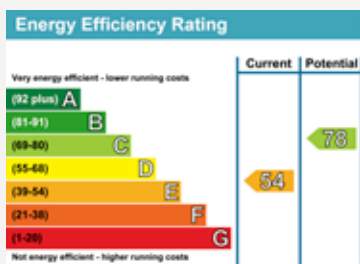
Gross Internal Area Approx.  
2,653 Square Feet - 246 Square Metres



First Floor



Second Floor



#### 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.
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