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HAMPSTEAD WAY , NW11



SOLE AGENT

£2,800,000 GUIDE PRICE

ENTRANCE HALL: DOUBLE RECEPTION ROOM: KITCHEN/BREAKFAST ROOM: DINING ROOM: PRINCIPAL BEDROOM WITH EN SUITE: 5 FURTHER BEDROOMS: 2 FAMILY BATHROOMS: UTILITY ROOM: GUEST WC: REAR LANDSCAPED GARDEN: OFF-STREET PARKING: EPC RATING D

Set behind a gated, deep driveway with off street parking for 2/3 cars, is this characterful, well presented double fronted semi-detached house, spanning just under 2,600 Sq Ft arranged over 3 floors.



The ground floor of this fine, bright and airy home comprises an elegant entrance hallway, a double reception room with French doors leading on to the garden, a well appointed kitchen/breakfast room again with access onto the garden, beautiful ceiling mouldings, a charming bay window with views over the garden, a dining room, separate utility room and a guest WC.

The upper floors include a beautiful principal bedroom with en suite bathroom, with a magnificent bay window offering delightful views over the garden, 5 further bedrooms, currently arranged as 3 bedrooms and 2 studies, and 2 further bathrooms.

The beautiful south west facing landscaped garden to the rear is spacious and benefits from a generous patio.

Hampstead Way is a stone's throw from the Hampstead Heath Extension and a short walk away from the amenities of Golders Green and Temple Fortune.

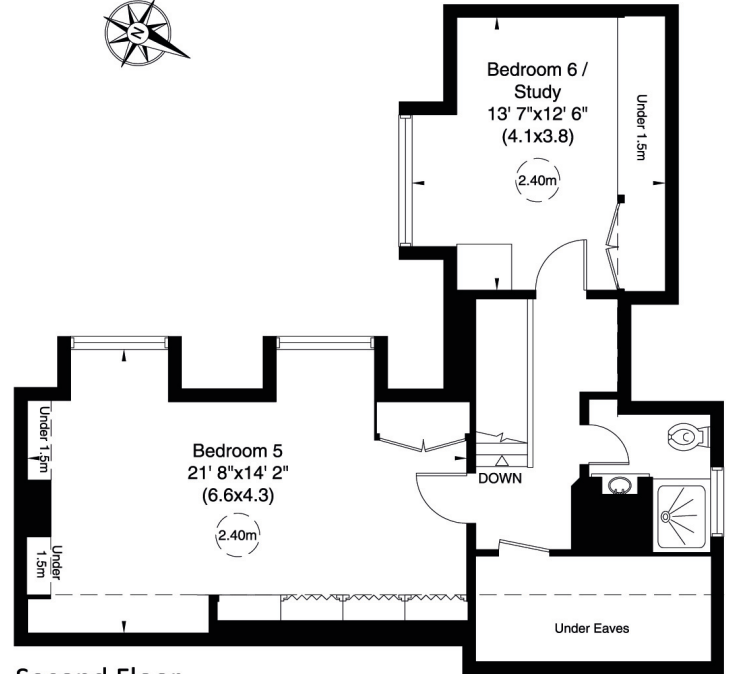


Hampstead Way, NW11

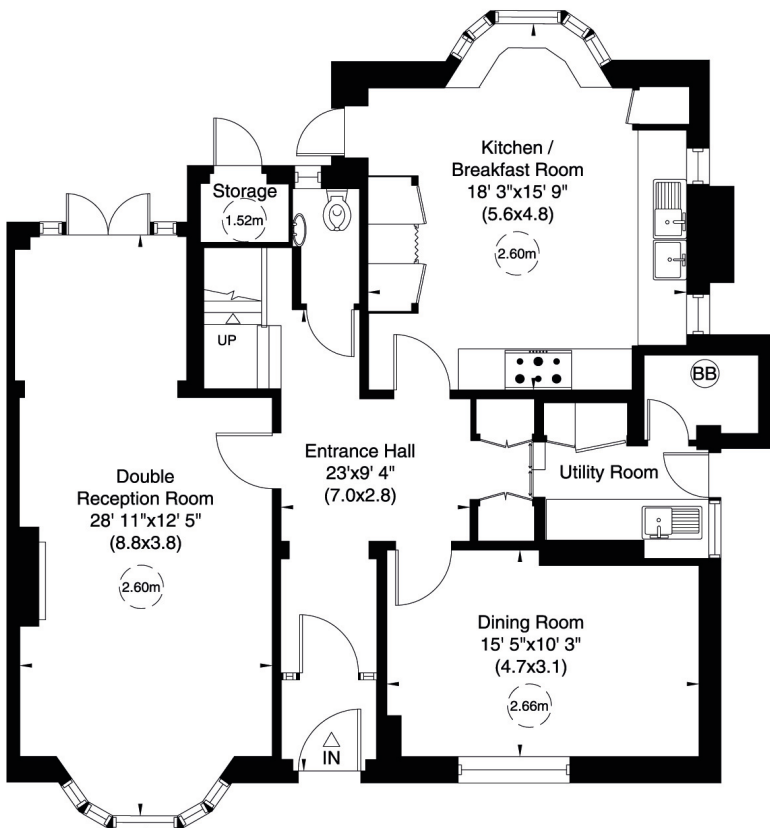
Gross internal area (approx.)
2588 Sq ft (240 Sq m)

For identification only, Not to Scale

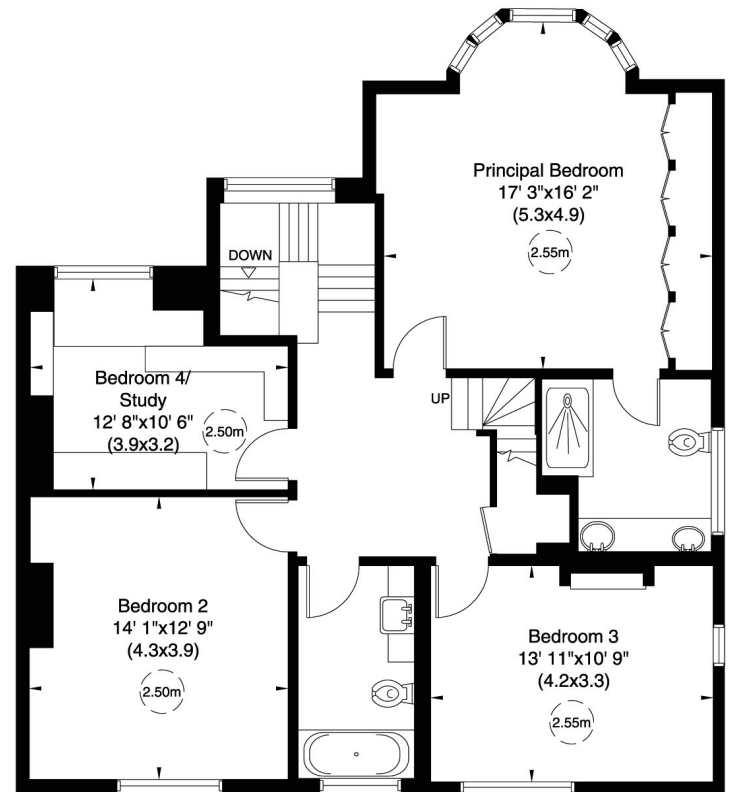
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Second Floor



Ground Floor



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

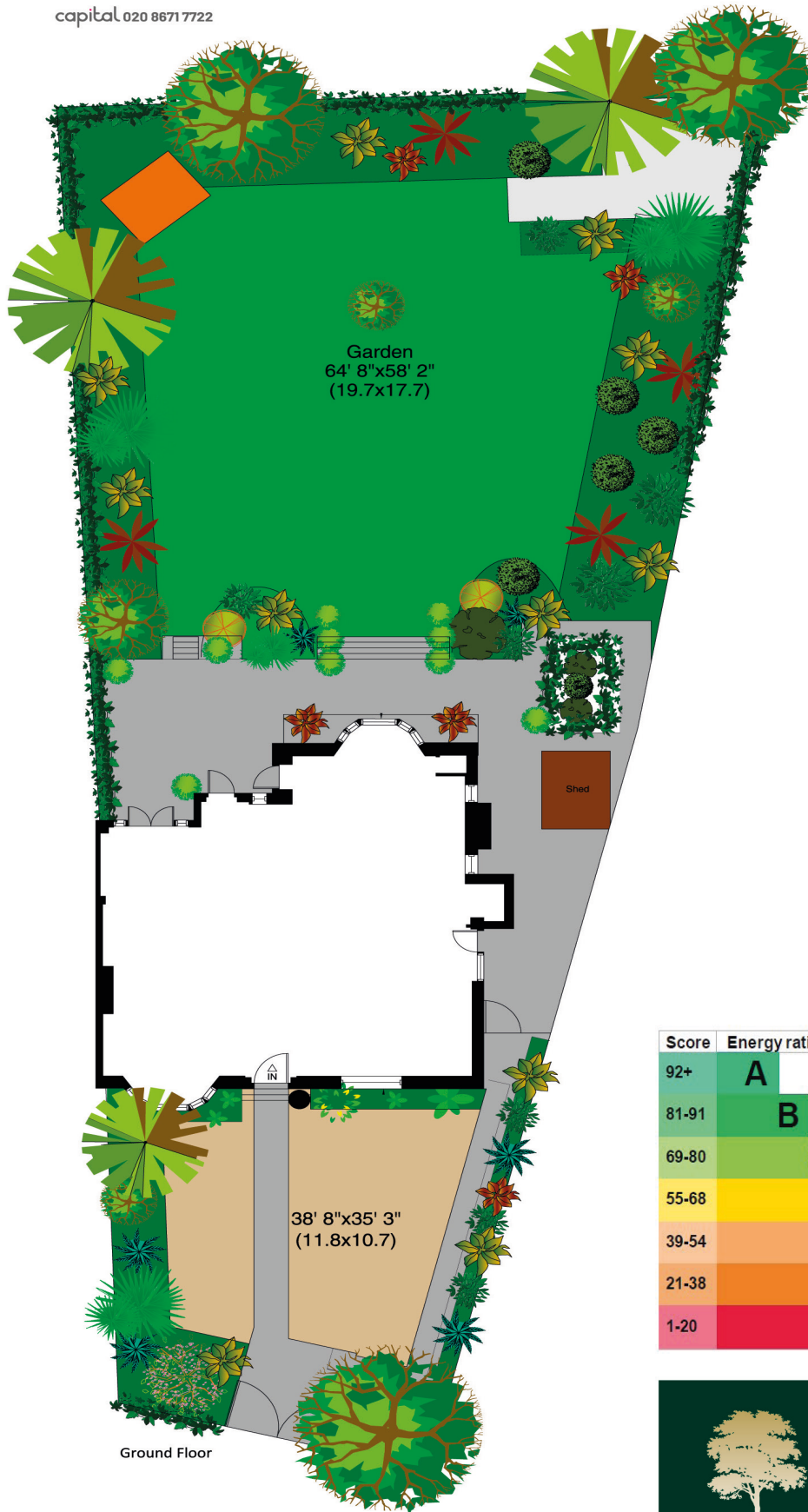
Hampstead Way, NW11

Site Plan

0.1519284 Acre (approx)

For identification only, Not to Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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