



glentree

INTERNATIONAL

020 8458 7311

[www.glentree.com](http://www.glentree.com)

BRUNNER CLOSE, NW11



**SOLE AGENT. FREEHOLD.  
GUIDE PRICE £2,150,000**

**ENTRANCE HALLWAY: DOUBLE RECEPTION ROOM/DINING ROOM:  
KITCHEN/BREAKFAST ROOM: PRINCIPAL BEDROOM WITH EN SUITE:  
3 FURTHER DOUBLE BEDROOMS: FAMILY BATHROOM WITH SHOWER  
AND BATH: 2 GUEST WC'S : ATTIC: FRONT & REAR GARDEN: OFF-STREET  
PARKING FOR 3 CARS: OUTSIDE STORE: UTILITY AREA: 2 SHEDS**

Located in this quiet close on the south side of Hampstead Garden Suburb is this well presented 4 bedroom, 2 bathroom, semi detached family home arranged over 3 floors with a beautiful south facing garden & off-street parking for 3 cars.



As you enter the ground floor, you're met by a spacious entrance hallway with good storage which leads on to a bright & airy dining room, a family room and a recently fitted designer kitchen/breakfast room both with French doors leading on to the garden.



On the upper floors there are 4 double bedrooms including a principal suite with an oversized en suite shower room, a spacious family bathroom, an additional WC and attic storage.

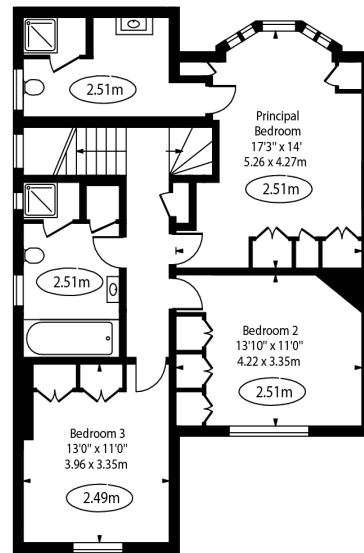
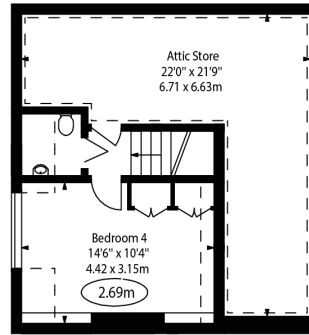
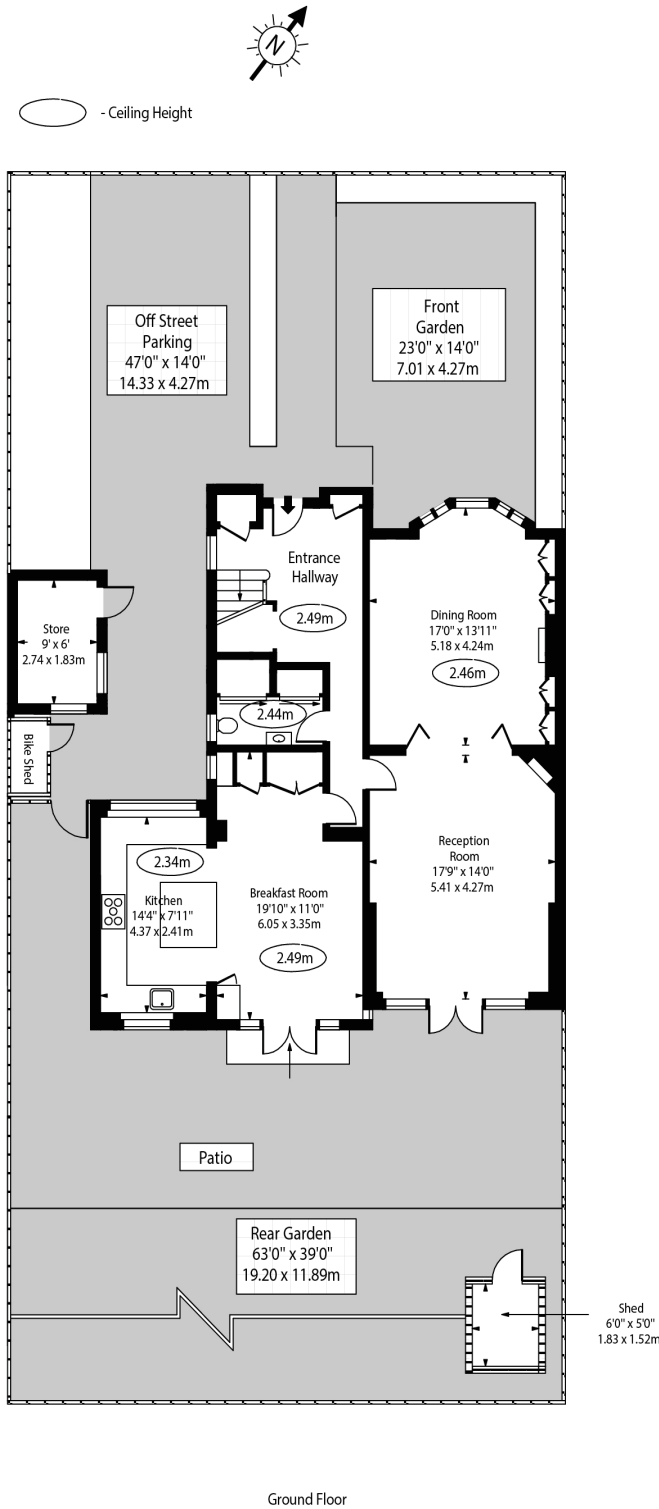


Further benefits include a full height store house with lighting and electric power and a bike shed.



Brunner close is located moments away from the shops & restaurants of The Market Place, The Heath Extension and various places of worship.





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Approx Gross Internal Area 2029 Sq Ft - 188.50 Sq M

(Excluding Store, Attic Store & Bike Shed, Sheds)

Approx Floor Area Including Restricted Heights 2396 Sq Ft - 222.59 Sq M

(Including Store, Attic Store & Excluding Shed & Bike Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.45777

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**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.