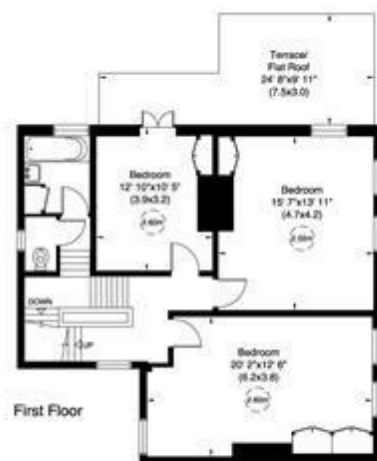


**16 Reynolds Close, NW11**  
Gross internal area (approx.)  
2404 Sq ft (223 Sq m) Including Outside Store and Boiler  
2335 Sq ft (217 Sq m) Excluding Outside Store and Boiler  
Site Plan 0.275 Acre  
For identification only, Not to Scale  
capital, 020 8871 7722



### Reynolds Close, NW11

Positioned in this highly desirable private close off Hampstead Way is this five bedroom Grade II Listed family home occupying over 0.25 acre on a south west facing plot.

The house is offered in good condition and offers over 2300 sqft of family accommodation spread over 3 floors. Internally to the ground floor there is a kitchen diner and 2 well-proportioned separate reception rooms. The first floor comprises 3 bright double bedrooms and a bathroom with stairs leading to the top floor offering 2 further double bedrooms and bathroom/utility room. The fabulous rear garden extends to over 100' and this fine family home further benefits from stunning views of the exceptional manicured communal front gardens.

The property is located within moments of the picturesque Heath Extension and a short walk to the amenities of Golders Green and the underground station. An early viewing is highly recommended.

RECEPTION ROOM: TV ROOM: KITCHEN: 5 BEDROOMS: 2 FAMILY BATHROOMS: GUEST WC: REAR GARDEN

**SOLE AGENT**

**£2,195,000**

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).

