



glentree
INTERNATIONAL
020 8458 7311
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NORTHWAY NW11



FREEHOLD. SOLE AGENT.

GUIDE PRICE £2,795,000.

LARGE L SHAPED RECEPTION ROOM: KITCHEN: PRINCIPAL

BEDROOM WITH EN SUITE BATHROOM: 4 FURTHER BEDROOMS (1

WITH EN SUITE): TWO FAMILY BATHROOMS: GUEST WC: REAR

GARDEN: COUNCIL TAX BAND H



Located on this popular treelined turning on the south side of Hampstead Garden Suburb and backing directly onto the 1.2 acres of Big Wood is this beautifully presented, interior designed 5-bedroom, 4 bathroom detached family home.

The owners have meticulously created a wonderful, open plan style family living space arranged over 3 floors with an array of wonderful features. These include a gorgeous Italian Minotti kitchen with a range of Gaggenau appliances, engineered oak flooring with underfloor heating to the ground floor and Lutron lighting throughout the ground floor and the principal bedroom and a guest w.c.



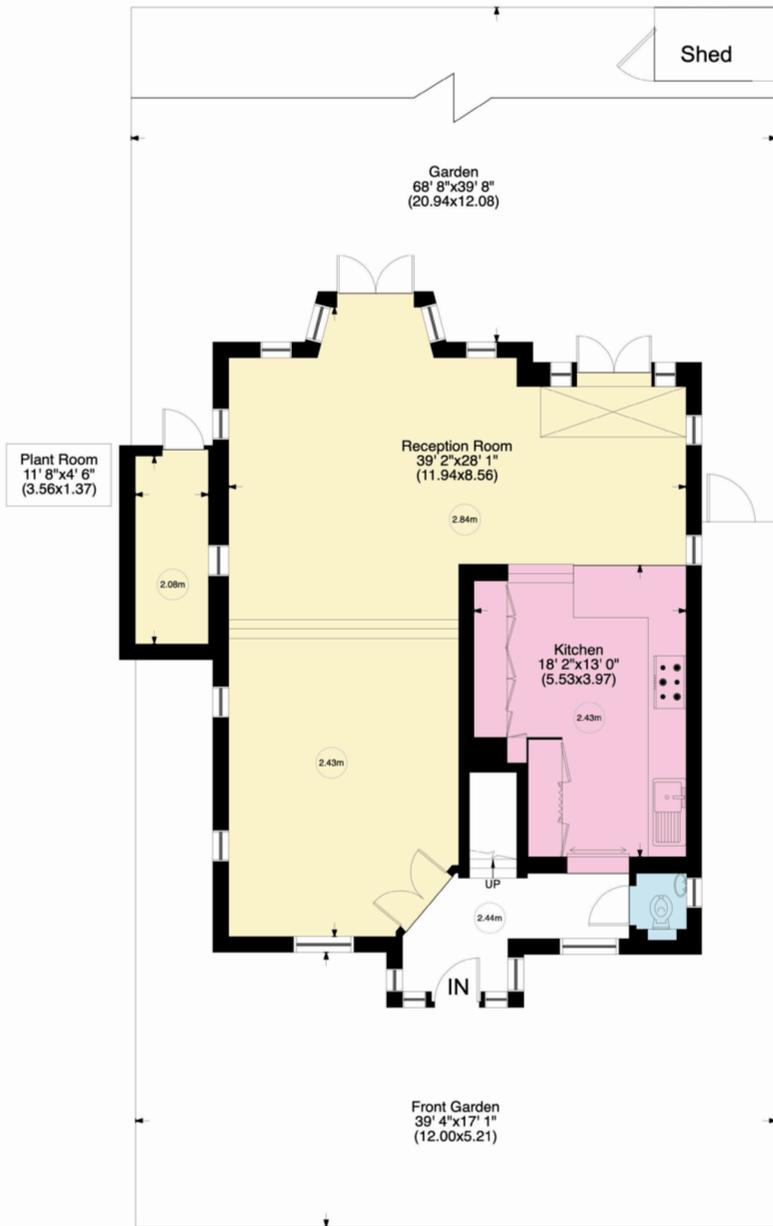
On the first floor you are met with full height double doors leading into a 19' x 17' principal suite which comprises a dressing area and luxury ensuite bathroom with a separate shower and a double vanity unit. There are 2 further bedrooms on this floor (one en-suite) and a family bathroom.

The second floor offers 2 further bedrooms and an additional family bathroom plus a fully equipped utility room.

There is a gorgeous westerly aspect rear garden which has been beautifully maintained.

The property is also furnished with and benefits from fully approved double-glazed windows throughout the entire home. Henrietta Barnett School and the Market Place are within a very short moments' walk and the amenities of Temple Fortune are also extremely close by.





Ground Floor

Northway NW11

Gross internal area (approx.)

247 Sq m (2663 Sq ft) Including Plant Room and under 1.5m

221 Sq m (2384 Sq ft) Excluding Plant Room and under 1.5m

For identification only, Not to Scale



First Floor



Second Floor

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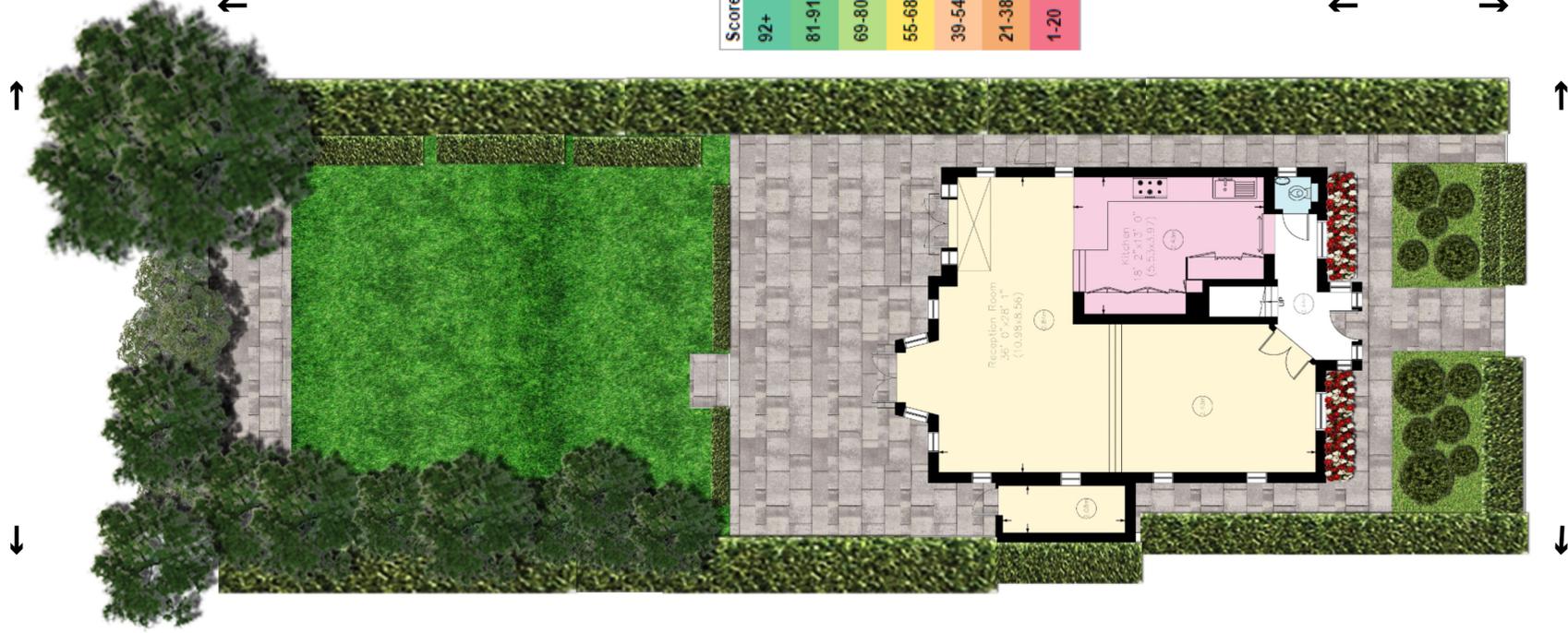
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1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars 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.

Northway NW11

Acre 0.11 (approx.)

For identification only, Not to Scale



Garden
Approximately
68' 8" x 39' 8"
(20.94 x 12.08)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Garden
Approximately
17' 1" x 39' 4"
(5.1 x 12)

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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).