

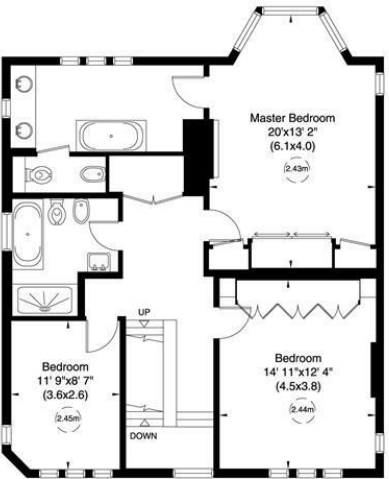
Ground Floor

13 Middleway, NW11

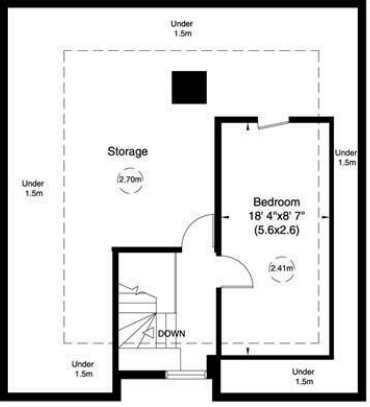
Gross internal area (approx.)
2,417 Sq ft (225 Sq m)
Boiler Store
11 Sq ft (1 Sq m)

For identification only, Not to Scale

capital 020 8671 7722



First Floor



Second 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).



Middleway, Hampstead Garden Suburb NW11

Situated in this popular tree lined road is this highly sought after detached family home. Ideally located near Henrietta Barnet school and within a very short distance of the Hampstead Heath extension.

Internally the ground floor of the property offers an entrance hallway leading into a 37' through lounge dining room, extended kitchen diner and a separate study. To the first floor there is a large master bedroom suite with a very well-proportioned en suite bathroom. Two further bedrooms occupy this floor as well as the family bathroom.

The top floor offers a further space which could be used as a bedroom however permission would need to be obtained from HGST and the local authority to install a dormer window. There is also a larger loft space which can be converted into further bedroom/bathrooms once permissions are acquired. Further benefits include a lovely manicured rear garden and off-street parking.

The amenities of Temple Fortune, Market Place and Golders Green are all within close proximity.

RECEPTION ROOM: DINING ROOM: KITCHEN: STUDY: MASTER BEDROOM WITH ENSUITE: 3 FURTHER BEDROOMS: FAMILY BATHROOM: GUEST WC: REAR GARDEN: OFF-STREET PARKING

SOLE AGENT

Guide Price £2,400,000



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