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REYNOLDS CLOSE NW11



FREEHOLD. SOLE AGENT.

£2,295,000.

ENTRANCE HALL: RECEPTION ROOM: DINING ROOM: KITCHEN/

BREAKFAST ROOM: PRINCIPAL BEDROOM WITH EN SUITE: 5

FURTHER BEDROOMS: FAMILY BATHROOM: GUEST WC: BALCONY &

TERRACE: FRONT & REAR GARDEN



We are delighted to present this charming Grade II listed five-bedroom family home, ideally located in a highly sought-after cul-de-sac off Hampstead Way, directly adjoining the green open space of the Heath Extension.

Set behind beautifully maintained communal gardens, this elegant residence offers over 2,000 sq ft of light-filled living space arranged across three floors. The ground floor features a welcoming entrance hall, a spacious double-aspect reception room, a separate dining room, and a family kitchen/breakfast room. The upper floors comprise a principal bedroom with en suite shower room, 5 further bedrooms, and a modern family bathroom.

Further highlights include a first-floor rear terrace and a stunning, private south west-facing rear garden.

Conveniently located just 0.6 miles from the open spaces of Golders Hill Park and 0.7 miles from Golders Green Underground Station, the property is also within easy reach of a variety of local shops and amenities.







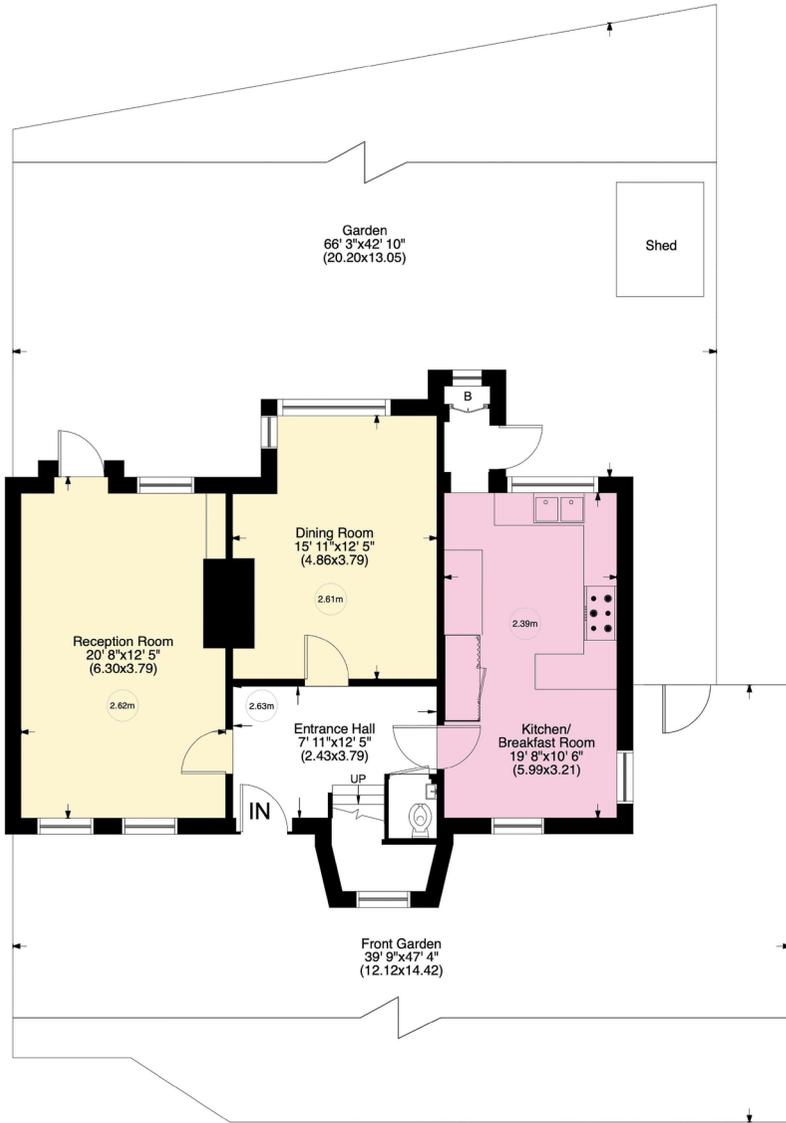
# Reynolds Close NW11

Gross internal area (approx.)

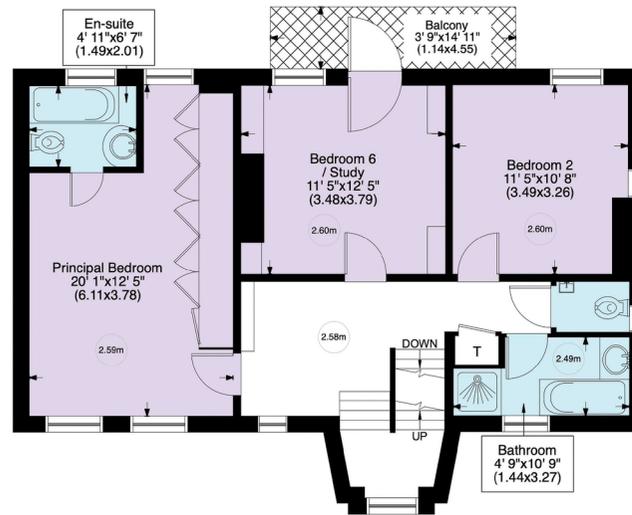
197 Sq m (2123 Sq ft) Including under 1.5m

190 Sq m (2048 Sq ft) Excluding under 1.5m

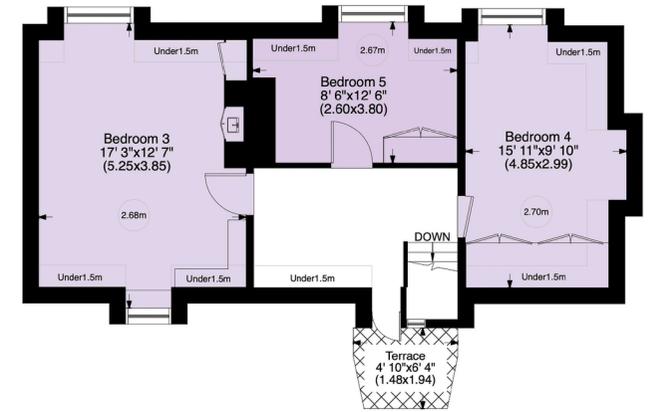
For identification only, Not to Scale



Ground Floor



First Floor



Second Floor

## 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.