

Ground Floor

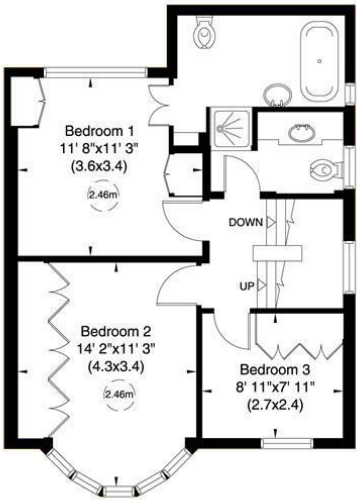
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Hill Top, NW11

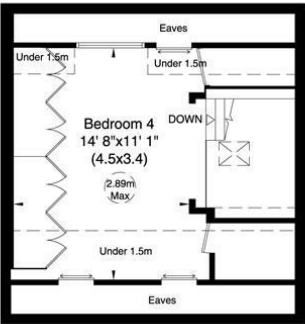
Gross internal area (approx.)
141 Sq m (1520 Sq ft)

For identification only, Not to Scale

Floor Plan by **capital group** 020 8671 7722



First Floor



Second Floor



Hill Top, Hampstead Garden Suburb NW11

Situated in this popular road on the North Side of Hampstead Garden suburb is this very attractive 3/4 bedroom semi-detached family home.

Internally the property has been very well maintained and benefits from a lovely through lounge dining room, separate playroom, master bedroom with en suite bathroom and a separate family shower room. Further benefits include a 70' South facing rear garden, off street parking and being within a short distance of Brooklands Junior school. The amenities of market place are within a few minutes' walk and East Finchley station is also within a very short distance.

4 BEDROOMS; MASTER BEDROOM WITH EN-SUITE; FAMILY SHOWER ROOM; LOUNGE/DINING ROOM; SEPERATE PLAYROOM; 70' SOUTH FACING REAR GARDEN; OFF STREET PARKING

SOLE AGENT

Asking Price £1,295,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

