

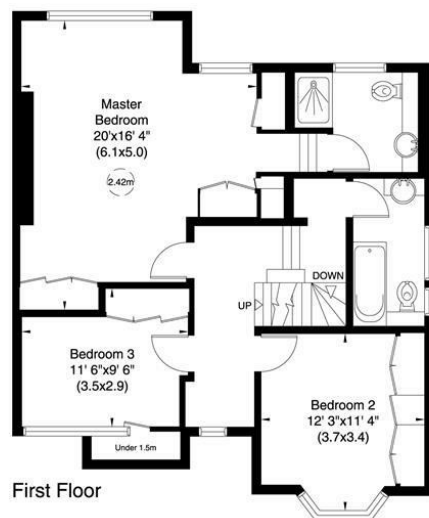
Ground Floor

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).

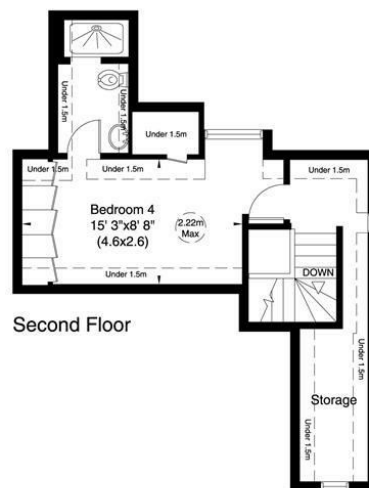
Ruskin Close, NW11

Gross internal area (approx.)
2106 Sq ft (196 Sq m) Includes Store
For identification only, Not to Scale

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



First Floor



Second Floor



Ruskin Close, Hampstead Garden Suburb NW11

A beautifully presented 4 bedroom semi-detached family home having undergone a major programme of refurbishment over the last 2 years to a very high standard. Positioned towards the top end of this intimate close sits one of only six houses. This particular property was designed by the architect Crickmer (1910-12) and its most prominent feature is its white gable frontage.

The ground floor features a magnificent kitchen/breakfast/family room with access to both the living room and French doors on to the charming 83' westerly facing garden and patio. Further accommodation includes a study, utility room and large storage room.

On the upper floors there are 4 double bedrooms, 3 bathrooms (2 en suite) including a magnificent master bedroom suite overlooking the garden, and a further storage room.

Ruskin Close is located moments away from The Hampstead Heath extension and is within easy reach of Golders Green underground station, Temple Fortune and Norrice Lea Synagogue.

ENTRANCE HALL: LIVING ROOM: KITCHEN/BREAKFAST/FAMILY ROOM: STUDY: UTILITY ROOM: GUEST WC: MASTER BEDROOM WITH EN SUITE SHOWER ROOM: 3 FURTHER BEDROOMS: 2 FURTHER BATHROOMS (1 EN SUITE): OFF STREET PARKING: GARDENS.

SOLE AGENT

Asking Price £2,195,000



SALES 020 8458 7311 E sales@glentree.com
RENTALS 020 8209 1144 E rentals@glentree.com
FAX 020 8209 0307 W www.glentree.com

Glentree Estates Ltd
698 Finchley Road
London NW11 7NE

