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HILL TOP NW11



FREEHOLD. SOLE AGENT.

£1,999,995.

LIVING ROOM: FAMILY PLAYROOM: KITCHEN: PRINCIPAL
BEDROOM WITH EN SUITE: 4 FURTHER BEDROOMS (ONE WITH EN
SUITE): FAMILY BATHROOM: OFFICE: UTILITY ROOM: GUEST WC:
FRONT AND REAR GARDEN: COUNCIL TAX BAND G

Located on this popular turning on the north side of Hampstead Garden
Suburb is this gorgeous mock Tudor 5 double bedroom detached family
home.



Presented in very good condition, this stunning property features open plan style living accommodation on the ground floor, with pocket doors leading into a separate family/playroom. A fabulous kitchen occupies the rear of the house with Gaggenau appliances, a central island and a walk-in pantry. There is a well-equipped utility room, guest WC and two sets of large double doors, leading out onto a magnificent, double plot size, south-facing rear garden that is unique at almost 200ft.

The first floor offers an impressive landing with 4 double bedrooms all with fitted wardrobes. The principal suite is generous with expansive views over the picturesque garden and a well-proportioned ensuite bathroom. The top floor comprises a large 5th bedroom, with an ensuite shower, and a separate office.

Brookland primary school is within a stone's throw and the amenities of the Market Place and East Finchley station are all within a short walk.



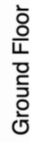
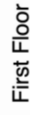




Hill Top NW11
Gross internal area (approx.)
221 Sq m (2377 Sq ft) Includ
197 Sq m (2125 Sq ft) Excludi
For identification only, Not to Scale

Gross internal area (approx.)

221 Sq m (2377 Sq ft) Including un
197 Sq m (2125 Sq ft) Excluding under eaves and under 1.5m



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

Acre 0.257 (approx.)

For identification only, Not to Scale



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 must rely 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.