



glentree
INTERNATIONAL

020 8458 7311

www.glentree.com

NORTH END ROAD NW3



FREEHOLD. SOLE AGENT.

£1,675,000.

RECEPTION ROOM: KITCHEN: PRINCIPAL BEDROOM WITH EN SUITE:

2 FURTHER BEDROOMS (1 WITH EN SUITE): GUEST WC: UTILITY

ROOM: REAR PATIO GARDEN: OFF-STREET PARKING:

COUNCIL TAX BAND G: EPC RATING D



A charming 3-bedroom, 2-bathroom terraced home, ideally located on the borders of Hampstead and Golders Hill Park. Arranged over three floors, the property features a spacious open-plan living area with engineered wood flooring and double doors opening onto a private patio garden. A separate, fully equipped kitchen with Meile appliances, underfloor heating and porcelain tiled flooring completes the ground floor.

On the first floor, there are two double bedrooms, a utility room, and a guest w.c. The principal bedroom enjoys a luxury oversized en suite bathroom, air conditioning and underfloor heating, while the second bedroom is fitted with wardrobes and a bespoke built-in office space.

The top floor offers a third double bedroom with an en suite shower room, air conditioning and access to a generous storage cupboard. Additional benefits include off-street parking, in a highly sought-after location, just a short walk from the open spaces of Golders Hill Park, the Hampstead Heath Extension, and excellent transport links at Golders Green Station.



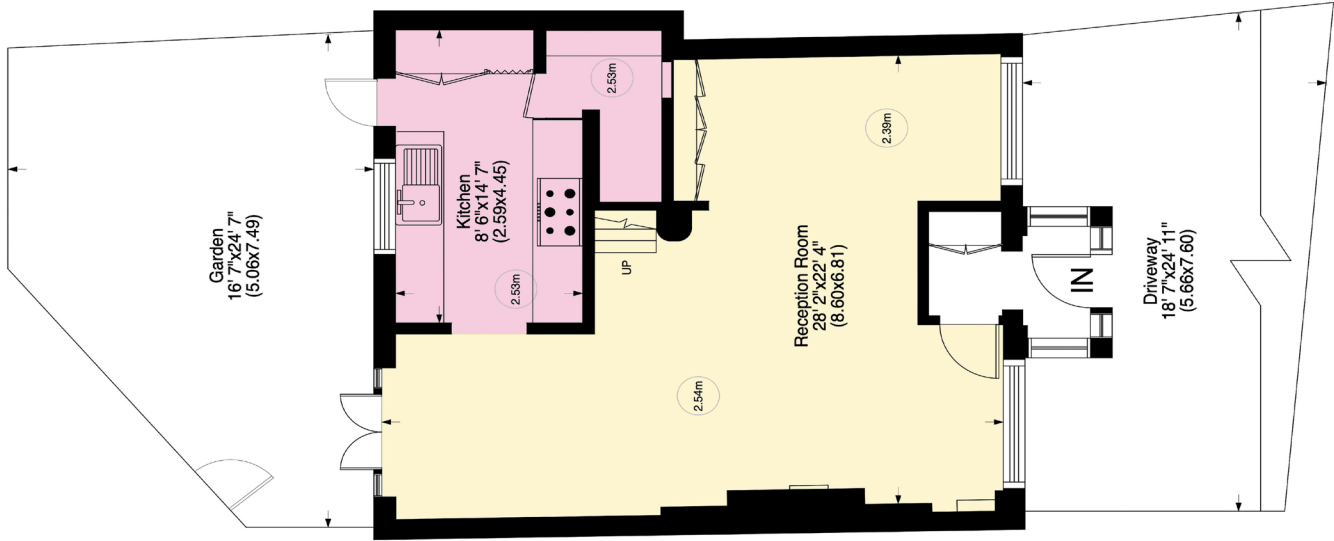




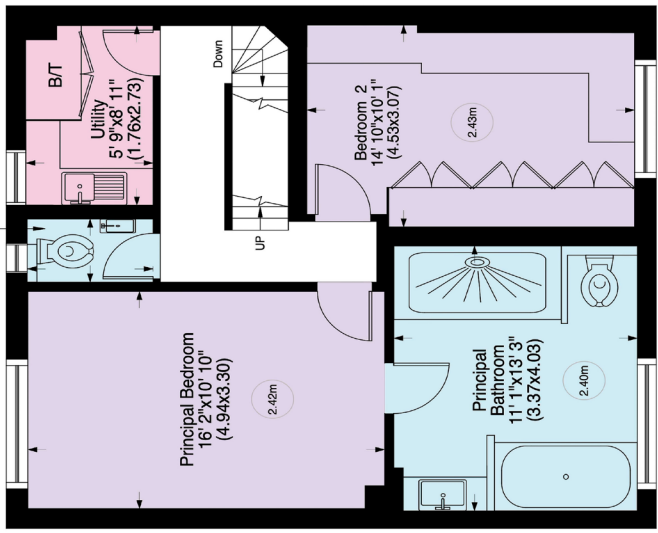
The Village North End Way NW/3
Gross internal area (approx.)
171 Sq m (1839 Sq ft) Including under eaves and under 1.5m
149 Sq m (1608 Sq ft) Including under eaves and under 1.5m
Site Area (approx.)
Acre 0.13 Hectares 0.033
For identification only, Not to Scale
Produced for and copyrighted, to Glentree ©



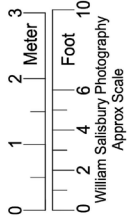
Second Floor - Approx 47 Sq m - 502 Sq ft



Ground Floor - Approx 63 Sq m - 674 Sq ft



First Floor - Approx 62 Sq m - 664 Sq ft



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

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.