



Oakwood Road, Hampstead Garden Suburb, NW11

Freehold

£1,050,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

telephone 020 8458 5000 facsimile 020 8209 2068

email [sales@litchfields.com](mailto:sales@litchfields.com) web [litchfields.com](http://litchfields.com)

offices also in highgate

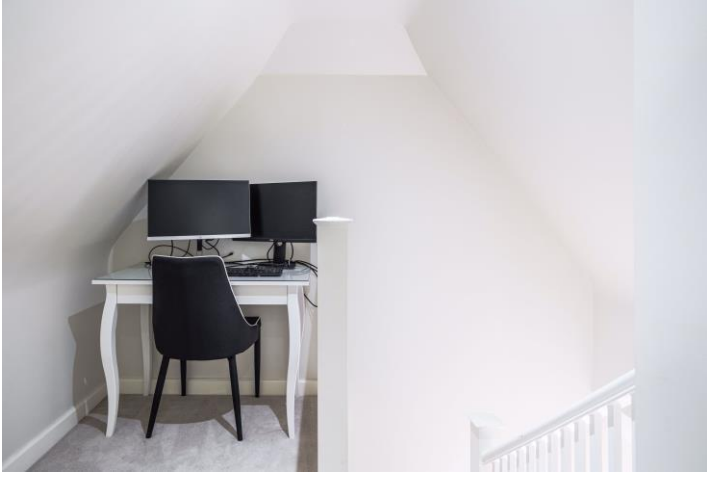


A delightful and pretty 3 bedroom semi-detached cottage set in this pretty tree-lined road situated close to Big Wood, parks and the shops, cafes and transport links of both Temple Fortune and The Market Place. The house, which is presented in excellent internal decorative condition, is arranged over three floors and features a newly fitted, fully equipped kitchen and a lovely rear garden backing onto parkland.

3 bedrooms | Lounge/dining room | Kitchen | Bathroom | Downstairs wc | Front & rear gardens | EPC=TBA









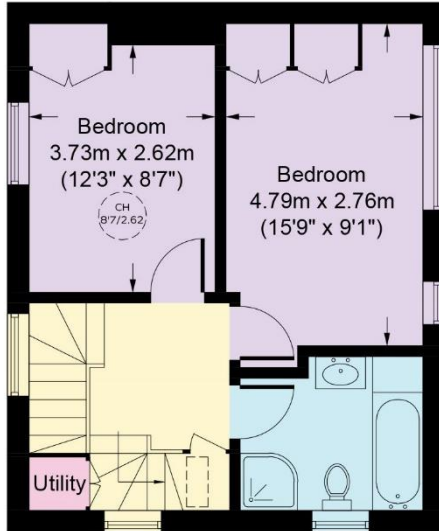
# Oakwood Road, NW11

Approximate Gross Internal Area  
 Ground Floor = 38.4 sq m / 413 sq ft  
 First Floor = 37.2 sq m / 400 sq ft  
 Second Floor = 14.4 sq m / 155 sq ft (Excluding Reduced Headroom)  
 Reduced Headroom = 5.3 sq m / 57 sq ft  
 Total = 95.3 sq m / 1025 sq ft

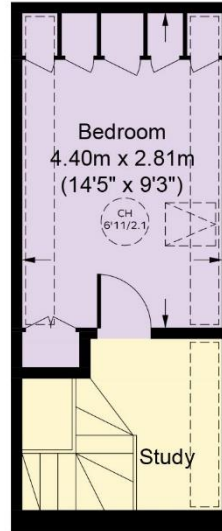


CH = Ceiling Height

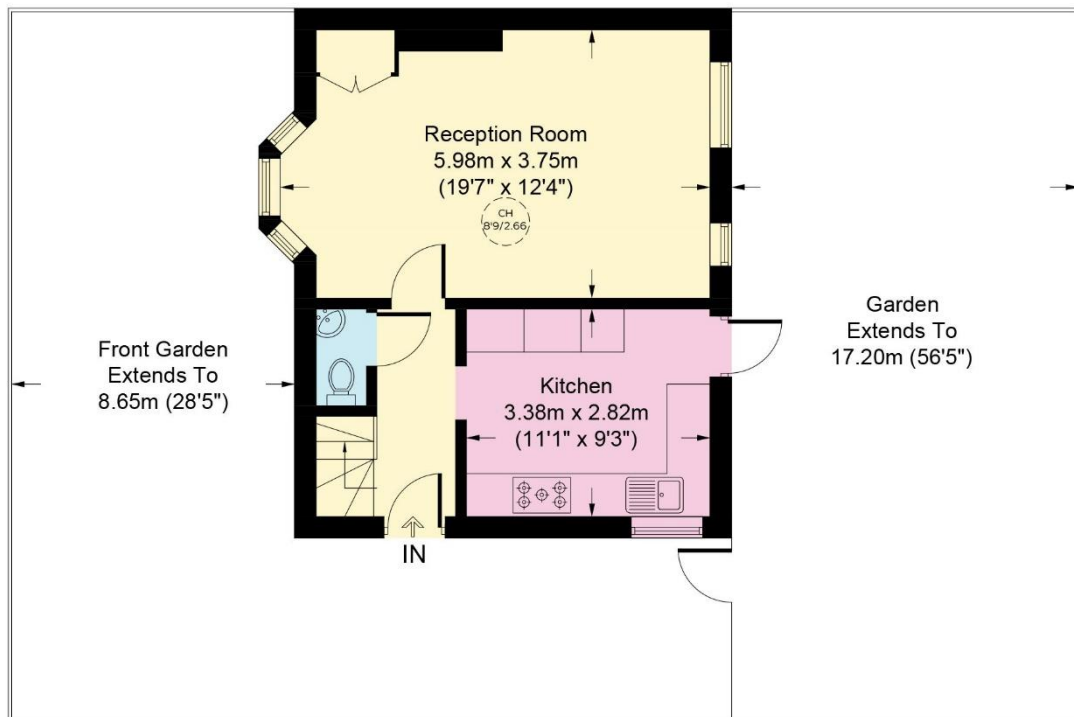
= Reduced headroom below 1.5m / 5'0"



**First Floor**



**Second Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1134570)

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.