



Brookland Rise, Hampstead Garden Suburb, NW11

Freehold

£1,575,000

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Situated within the catchment areas of Brookland School and Akiva Primary School, this larger than average freehold semi-detached family house has been recently remodelled and refurbished to a very high standard and is presented in excellent internal decorative condition. Downstairs, the house features a large Tom Howley kitchen/breakfast room with integrated Miele and Liebherr appliances; two separate reception rooms; guest wc; built in under stair storage and separate cloak cupboard; and underfloor heating. On the first floor, there are 3 double bedrooms, one with ensuite bathroom; family bathroom with built in storage and heated linen cupboard; separate storage cupboard for cleaning and ironing materials. On the top floor, the converted loft/bedroom 4 comprises a landing and separate 27ft long accommodation with ensuite bathroom and eaves storage. The property benefits further by having a detached converted garage used as an office with loft space and additional storage. The house is set on three sides by a stunning, South facing landscaped wrap around garden with ornamental pond.

NB: These photos were taken when the current owner was in occupation.

Four double bedrooms; one with ensuite bathroom | Loft conversion with eaves storage and ensuite bathroom | Family bathroom with storage and linen cupboard | Downstairs guest wc | Kitchen/breakfast room | Lounge|family/dining room| Underfloor heating downstairs| Amtico flooring throughout |Converted garage with loft and additional storage facility| South facing landscaped wrap around garden |EPC=TBA





Brookland Rise

Approximate Gross Internal Area = 1848 sq ft / 171.8 sq m
(Including Reduced Headroom / Eaves / Excluding Void)

Converted Garage = 105 sq ft / 9.8 sq m

Total = 1953 sq ft / 181.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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.