



Maurice Walk, London NW11 6JX

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WAYNE  
& SILVER



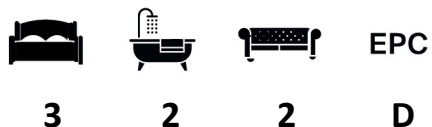
## Maurice Walk, London NW11 6JX

Positioned in a quiet crescent on the North side of Hampstead Garden Suburb is this three double bedroom semi-detached house. The property is situated within the Brooklands Primary school catchment area and within close proximity to the amenities of market place.

The property is in need of full refurbishment and offers ample living accommodation over two floors the house comprises a large entrance hall with guest W/C and cloakroom, kitchen, study and double aspect living room. To the first floor there are three double bedrooms (one ensuite) and family bathroom. The property further benefits from off street parking for 2 cars and a large west facing rear garden.

Planning permission has been granted for both a loft and single story rear extension to create a large 4 bedroom, 3 bathroom home. The majority of the loft conversion has already been completed, with the side and rear dormers already having been added.

Sole Agents.



**Guide price:** £1,200,000

**Tenure:** Freehold

**Local Authority:** Barnet

**Council Tax Band:** G







A wooden hutch with a scalloped top edge, featuring open shelves with books, framed photos, and a trophy. Below the shelves are drawers and cabinets. A potted plant sits on top of the hutch, and a vase of flowers is on the counter.

A black leather sofa with a large, patterned pillow in shades of green, orange, and white.

A large bay window with white frames, offering a view of trees and a house. A small potted plant sits on the windowsill.

A black chandelier with multiple light bulbs hanging from the ceiling.

A long, white air conditioning unit mounted on the wall.

A white shelf with a vase of flowers, framed pictures, and a small plant.

A light-colored wooden dining table with a matching wooden bench and chairs. A patterned placemat is on the table.











# Maurice Walk, NW11

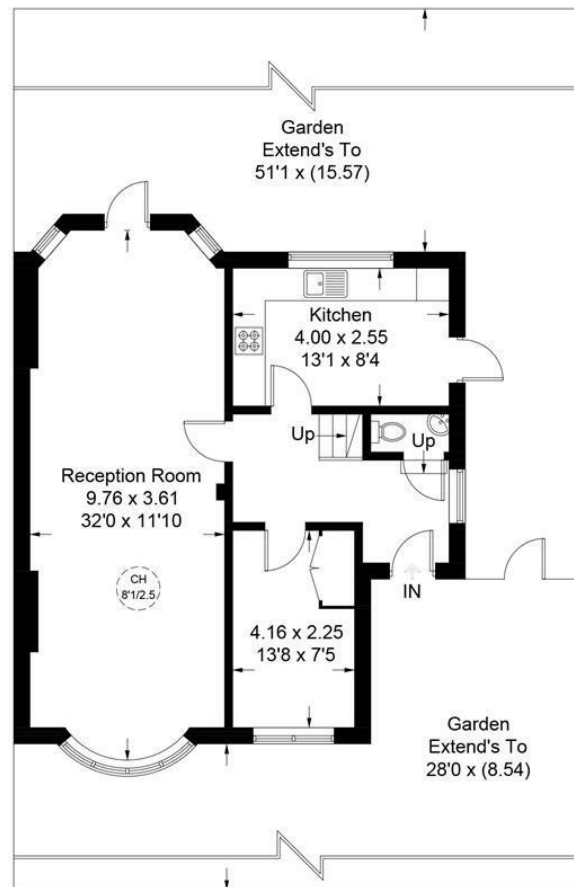
Approximate Gross Internal Area = 127.1 sq m / 1368 sq ft

Loft = 28.3 sq m / 305 sq ft

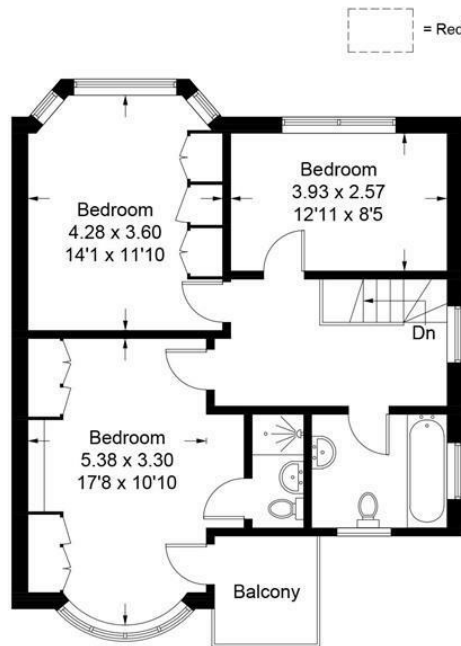
(Excluding Reduced Headroom)

(Please note that this is an ESTIMATED size and should not be relied upon as statement of fact.)

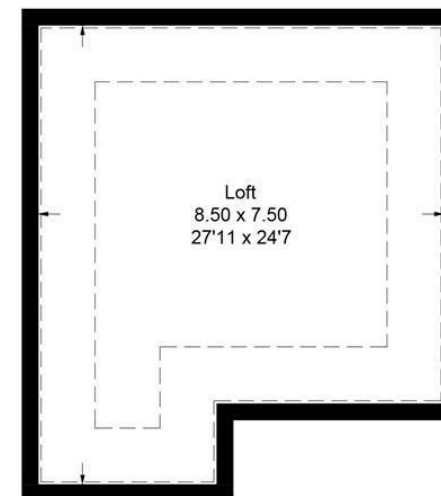
Total = 155.4 sq m / 1673 sq ft



Ground Floor



First Floor



Loft

= Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID846335)



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