



Hill Top, Hampstead Garden Suburb, NW11

Freehold

£1,350,000



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offices also in highgate

A fabulous four bedroom semi-detached house arranged over 3 floors, having been meticulously refurbished over the last few years to a high standard and offers contemporary living, whilst retaining a host of period features, boasting parquet wood floors to the ground floor. There is a lovely extended kitchen/breakfast room opening onto the superb and extremely large rear garden, with a large patio, ideal for alfresco dining. Placed on this much sought after road and a short walk to Brookland School. The Market Place with its selection of supermarkets, shops, cafes and restaurants, as well as extensive bus routes are also close by. We would highly recommend an immediate viewing.

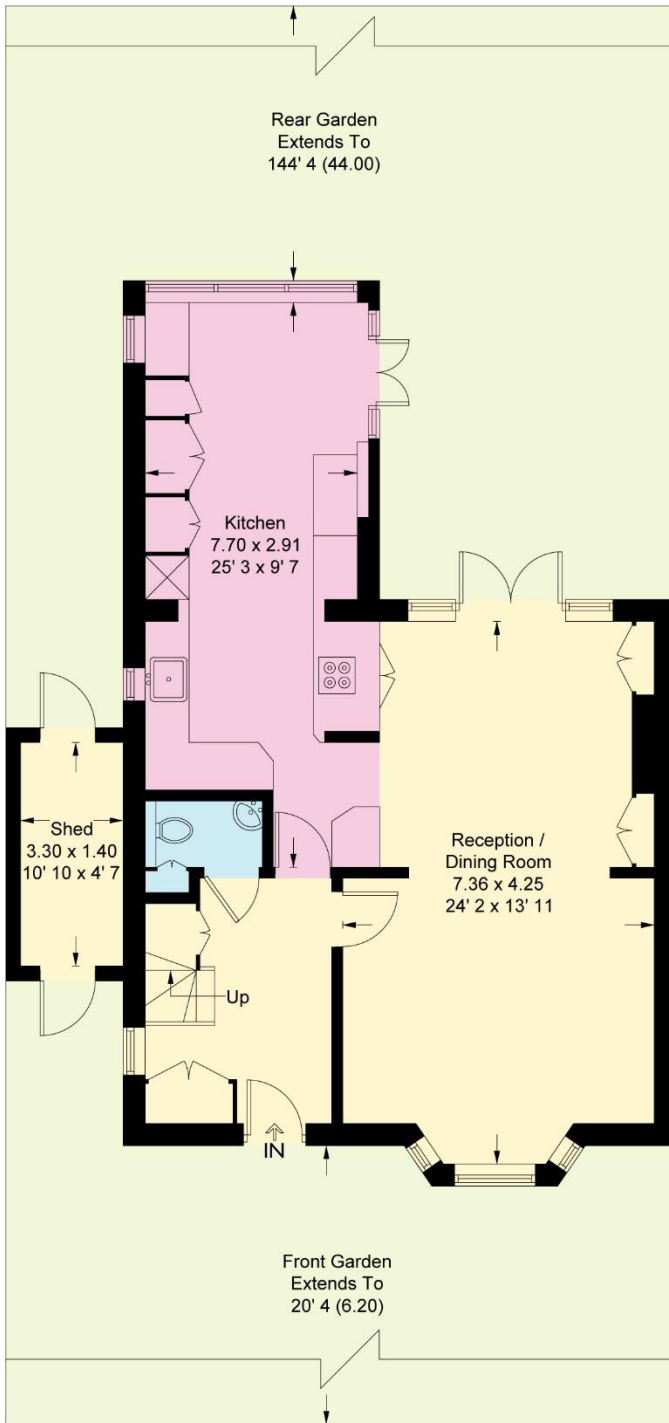
4 bedrooms | Lounge/dining room | Extended Kitchen/breakfast room | Guest cloakroom | Family bathroom | En suite shower room | Fabulous and large rear garden with patio area





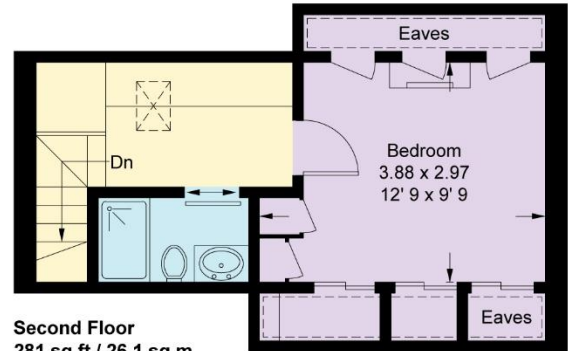
Hill Top

Approximate Gross Internal Area = 1422 sq ft / 132.1 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 36 sq ft / 3.4 sq m
 Shed = 46 sq ft / 4.3 sq m
 Total = 1504 sq ft / 139.8 sq m

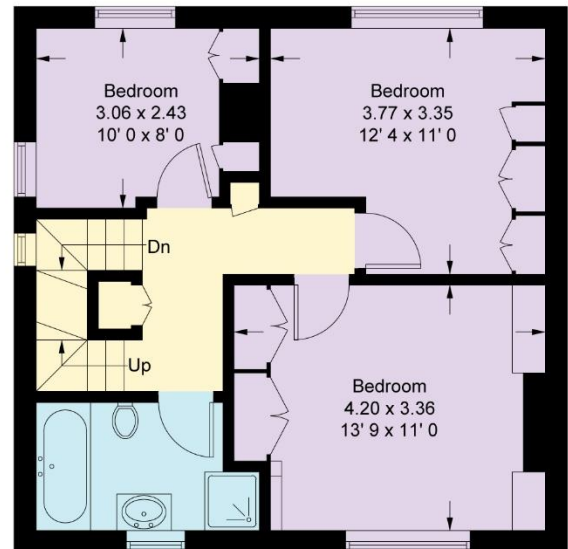


Ground Floor
 665 sq ft / 61.8 sq m

= Reduced headroom below 1.5m / 5'0



Second Floor
 281 sq ft / 26.1 sq m
 (Including Reduced Headroom / Eaves)



First Floor
 512 sq ft / 47.6 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.