



Westholm, Hampstead Garden Suburb, NW11

Freehold

£995,000



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offices also in highgate



An attractive 3 bedroom semi-detached house placed in a cul-de-sac situated within the favoured Brookland School catchment area and within a short stroll to the shops, cafes and transport links of The Market Place. The property is presented in excellent decorative condition benefiting from a lovely sized and bright open-plan lounge/dining/kitchen, a study, an en suite shower room to the main bedroom and a very well maintained west facing rear garden. The property further boasts the unusual advantage of off street parking. Viewing of this fine home is highly recommended.

3 bedrooms | Study | Lounge/dining room | Kitchen | Downstairs wc | Family bathroom | En suite shower room | 70' west facing rear garden | Off street parking | EPC=D










# Westholm

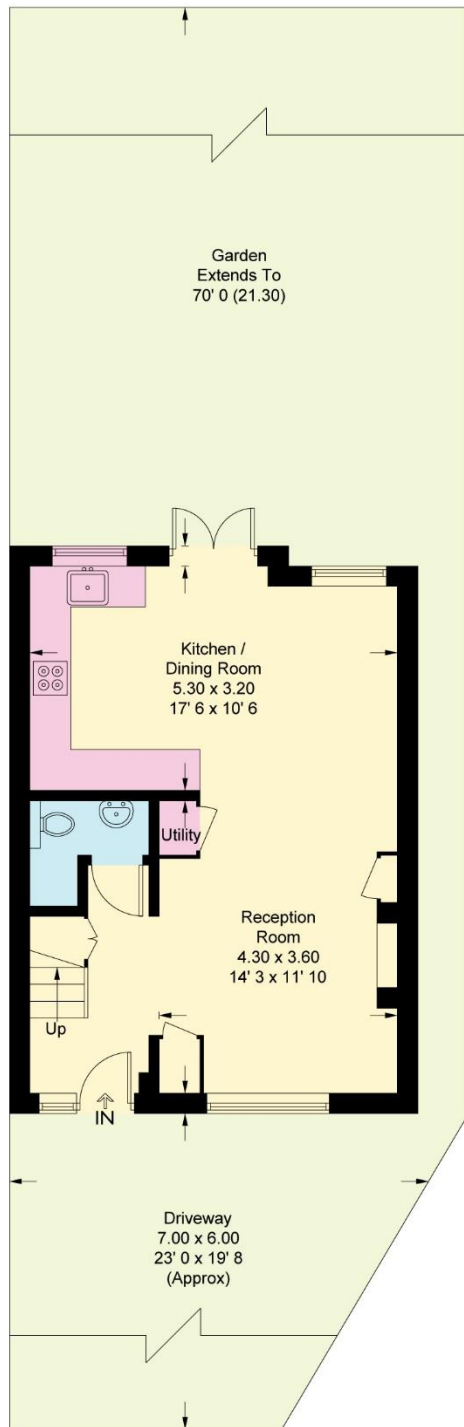
Approximate Gross Internal Area = 1043 sq ft / 96.9 sq m  
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 80 sq ft / 7.4 sq m

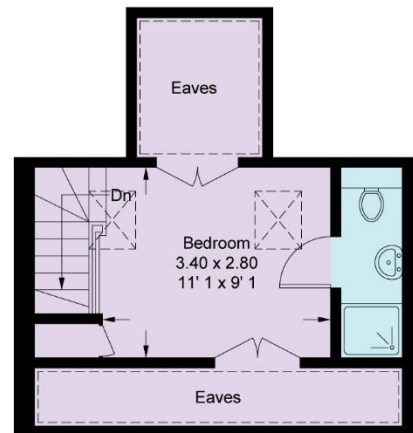
Total = 1123 sq ft / 104.3 sq m



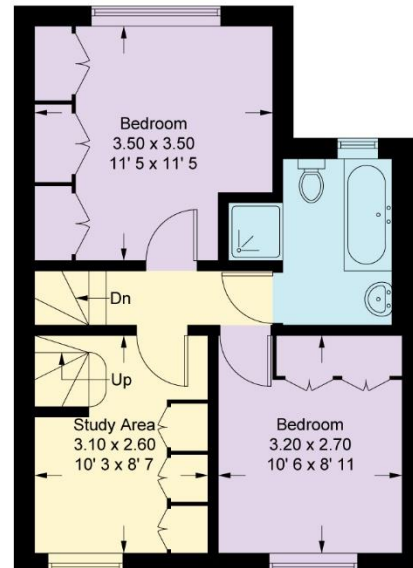
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**  
448 sq ft / 41.6 sq m



**Second Floor**  
265 sq ft / 24.6 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
410 sq ft / 38.1 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.