



Brookland Rise, Hampstead Garden Suburb, NW11

£1,250,000

Freehold



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A superb semi detached house, placed on this popular road favourably located in the Archer Academy NW11 catchment and being moments from Brookland School. This super home is offered in very good condition with underfloor heating throughout and the advantage of an extended kitchen/breakfast room opening onto the garden. The property also features a separate self contained annex, excellent for a home office, gym or even a granny flat. If more space is required , then the loft could be converted subject to planning permission. A really great home that must be viewed.



Three bedrooms
 Bathroom
 Lounge/dining room
 Kitchen/Breakfast Room
 Self contained annex(with HGS approval)
 Utility cupboard
 Shared driveway
 Gardens
 Fully Renovated
 Underfloor heating
 Double glazing
 Architect designed
 EPC = D





Brookland Rise

Approximate Gross Internal Area = 1256 sq ft / 116.8 sq m
(Including office/store. Excluding loft)



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.