

Brookland Rise, Hampstead Garden Suburb, NW11

£1,250,000

Freehold



800 finchley road, hampstead garden suburb, london, nw11 7tj telephone 020 8458 5000 facsimile 020 8209 2068 email sales@litchfields.com web litchfields.com offices also in highgate



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









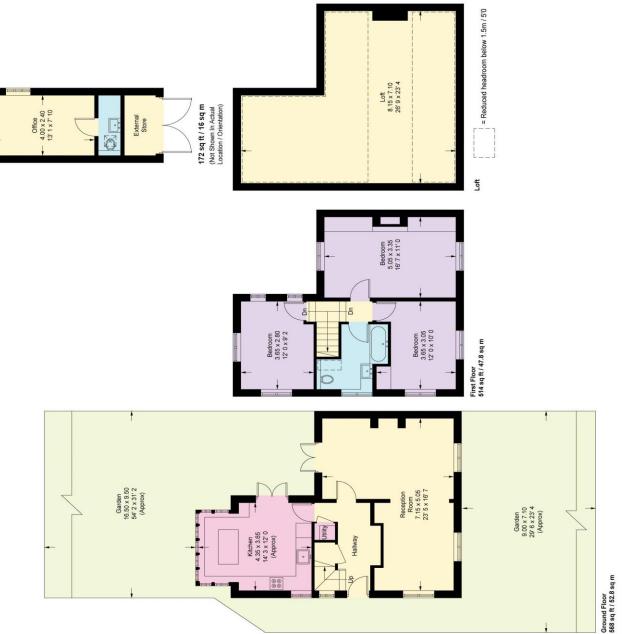






Brookland Rise

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



E litchfields 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.