



Hogarth Hill, Hampstead Garden Suburb, NW11

Freehold

£975,000



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A pretty 3 bedroom link-terraced Grade II Listed cottage built in approximately 1910 and designed by Parker & Unwin. Conveniently placed within a short stroll to the abundant amenities of Temple Fortune and Little Wood, the property is presented in very good internal decorative condition retaining many traditional features. This bright and airy house features an extended kitchen, providing an eating area or study and further boasts a fabulous 110' south facing rear garden. Viewing of this charming cottage is recommended.

3 bedrooms | Lounge/dining room | Kitchen | Study area | Bathroom | Downstairs wc | South facing rear garden | EPC=D





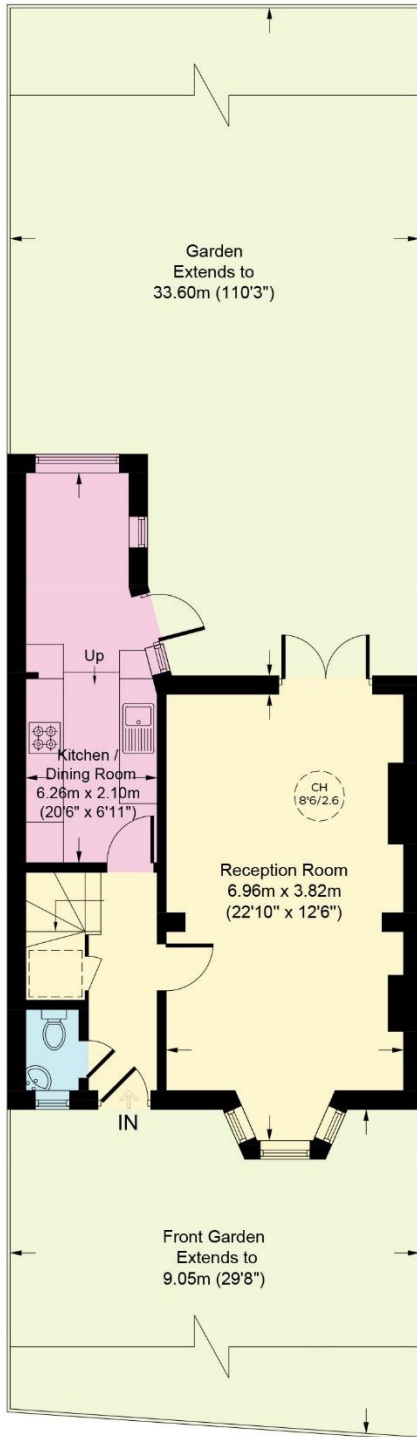
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Approximate Gross Internal Area
Ground Floor = 45.4 sq m / 489 sq ft
(Excluding Reduced Headroom)


First Floor = 41.7 sq m / 449 sq ft

Reduced Headroom = 0.8 sq m / 8 sq ft

Total = 87.9 sq m / 946 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0

 CH = Ceiling Height



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1154281)

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.