



Hampstead Way, London NW11



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Organised over three levels, this characterful, semi detached Grade II listed house has graciously retained many of its original features. The ground floor has fabulous entertaining space with a large double reception, a separate dining room, an eat-in kitchen, a utility room, garage, and private parking.

The first floor comprises four double bedrooms, two bathrooms and a WC, while the top floor consists of two bedrooms, a bathroom, and invaluable storage. The view from the rear and the front of the house are spectacular, with a view of Hampstead Heath to the front and a view of the sizable private garden to the rear. The house is perfect for a family that would like to create their own home whilst working with the Grade II listing to retain the history of the building.



Guide price: £2,950,000

Tenure: Available freehold

Local authority: London Borough of Barnet

Council tax band: H

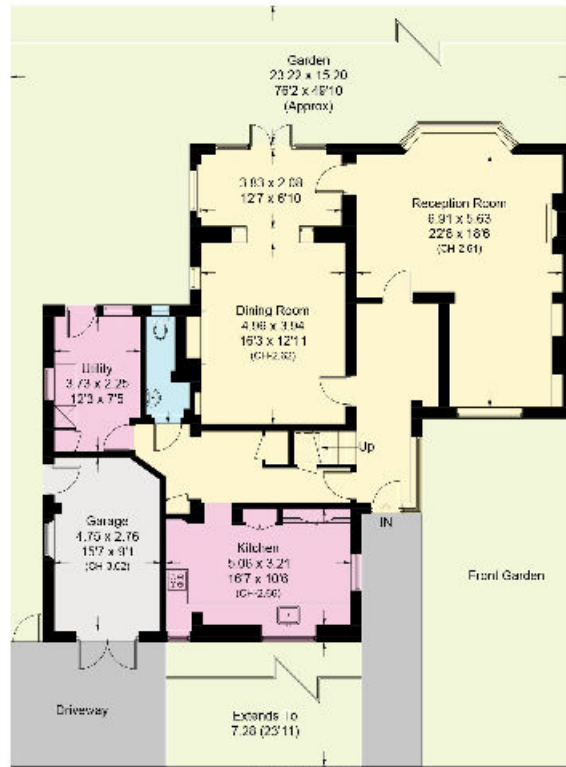
Situated in the heart of the Garden Suburb, Hampstead Way is a highly sought-after road, which runs alongside the Hampstead Heath Extension.



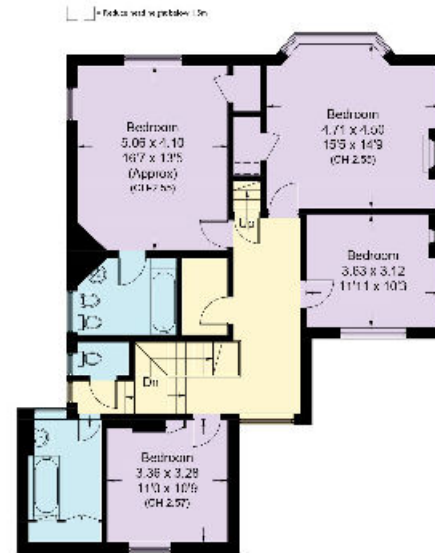


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

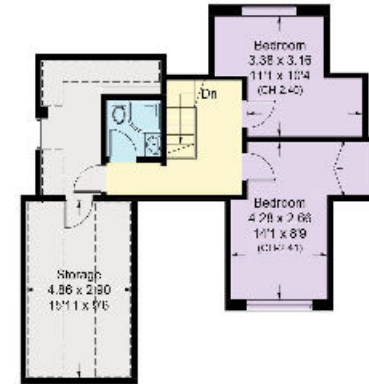
Hampstead Way, NW11
 Approximate Area = 282.9 sq m / 3045 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 296.7 sq m / 3193 sq ft
 Including Limited Use Area (14.4 sq m / 155 sq ft)



Ground Floor
 Approximate Area = 119.7 sq m / 1288 sq ft
 (Excluding Garage)
 Including Limited Use Area 10.6 sq m / 113 sq ft



First Floor
 Approximate Area = 105.9 sq m / 1140 sq ft
 Including Limited Use Area 10.7 sq m / 115 sq ft



Second Floor
 Approximate Area = 57.3 sq m / 617 sq ft
 Including Limited Use Area 12.9 sq m / 138 sq ft

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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 Particulars dated March 20xx. Photographs and videos dated March 20xx.

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