



Howard Walk, Hampstead Garden Suburb,  
London N2

---



# Howard Walk, Hampstead Garden Suburb N2

A beautifully refurbished Art-Deco house spread over three floors in the sought-after Hampstead Garden Suburbs benefiting from a leafy private garden. The 1,542 sq ft house offers a bright and spacious open plan reception/dining room with a high specification kitchen complete with island, skylight and separate utility space.

Adjacent to the kitchen is a study with ample storage with a guest WC conveniently located in the hallway. The ground floor has underfloor heating as well as a Sonos sound system. On the first floor are two large double bedrooms, a smaller double and a bright family bathroom. The top floor hosts the fourth bedroom with built in cupboards and an en suite complete with a bathtub. The house has the added benefit of a private driveway and a lovely front garden.



**Guide price:** £1,700,000

**Tenure:** Freehold

**Local authority:** London Borough of Barnet

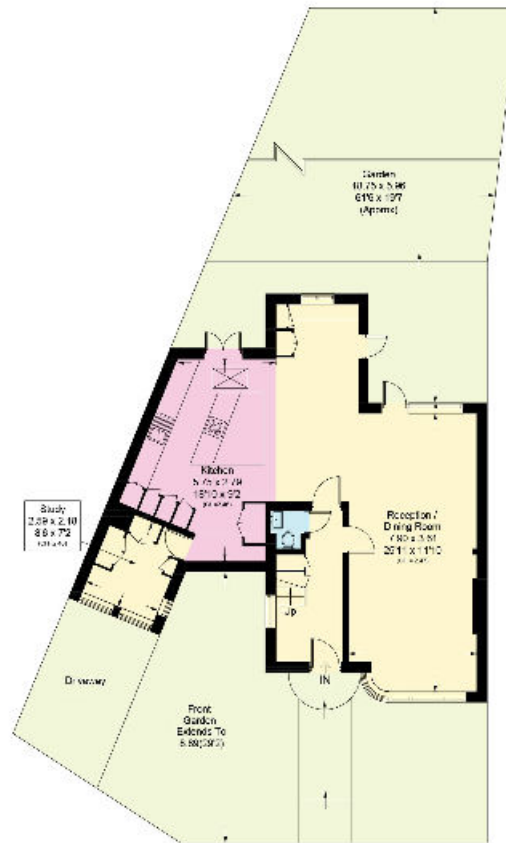
**Council tax band:** F

Howard Walk is a quiet residential crescent located off Brim Hill in Hampstead Garden Suburb within walking distance of East Finchley Underground Station (Northern Line), many local amenities and excellent schools.





## Approximate Gross Internal Floor Area 143.3 sq m / 1542 sq ft



**Ground Floor**

Approximate Area = 76.4 sq m / 822 sq ft

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.



**First Floor**

Approximate Area = 48.0 sq m / 495 sq ft  
Including Limited Use Area (0.8 sq m / 10 sq ft)

**Second Floor**

Approximate Area = 20.9 sq m / 225 sq ft  
Including Limited Use Area (7.3 sq m / 78 sq ft)

**Knight Frank**  
Hampstead Sales  
58-62 Heath Street  
London  
NW3 1EN  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more  
**Maisie Severn**  
+44 207 317 7957  
[maisie.severn@knightfrank.com](mailto:maisie.severn@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2022. Photographs and videos dated June 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.