



Hogarth Hill, Hampstead Garden Suburb, NW11

Freehold

£999,950



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offices also in highgate



A charming three-bedroom semi-detached cottage, ideally located just a short walk from the shops, cafés, and excellent transport links of Temple Fortune. This delightful home is presented in excellent decorative order throughout and offers a spacious layout filled with natural light. The property further benefits from a beautiful rear garden, which enjoys a peaceful outlook backing onto allotments—providing both privacy and greenery. Offered chain free, this fine home is ready to move into, and early viewing is highly recommended.

3 bedrooms | Lounge/dining room | Kitchen/breakfast room | Bathroom | Downstairs wc |  
Front & rear gardens | EPC=D








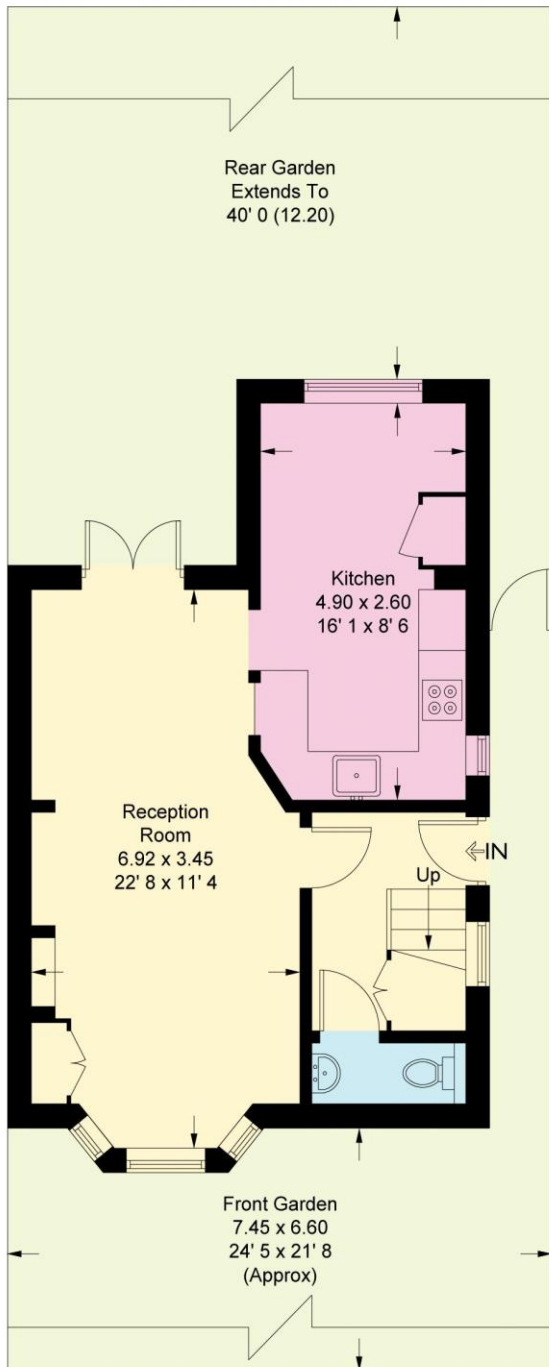


# Hogarth Hill

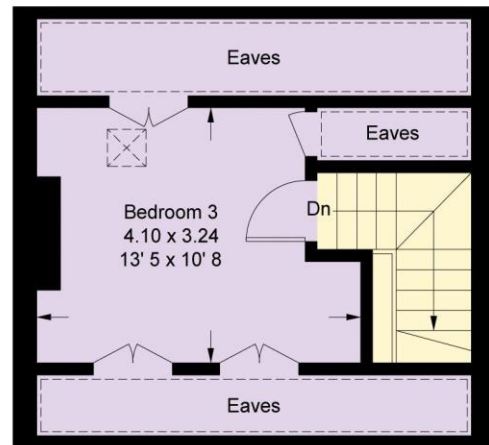
Approximate Gross Internal Area = 1018 sq ft / 94.6 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 98 sq ft / 9.1 sq m  
Total = 1116 sq ft / 103.7 sq m



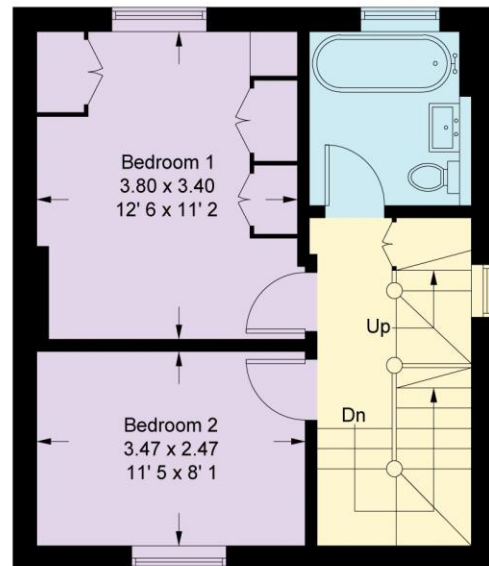
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**  
461 sq ft / 42.8 sq m



**Second Floor**  
274 sq ft / 25.5 sq m  
(Including Reduced Headroom / Eaves)



**First Floor**  
381 sq ft / 35.4 sq m

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.



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.