



Wordsworth Walk, Hampstead Garden Suburb, NW11

Freehold

£850,000

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A pretty 3 bedroom link-terraced cottage placed in a quiet cul-de-sac off Hogarth Hill being a short walk to the many shops, cafes and transport facilities of Temple Fortune. The property is presented in very good decorative condition benefiting from a generous size open-plan lounge/dining/kitchen, light and airy bedrooms and a well maintained south-east facing rear garden.

3 bedrooms | Lounge/dining room | Kitchen | Bathroom | Downstairs wc | South-east facing rear garden | Quiet cul-de-sac | EPC=TBA





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**Wordsworth Walk**  
 Approximate Gross Internal Area = 883 sq ft / 82 sq m  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 117 sq ft / 10.9 sq m  
 Total = 1000 sq ft / 92.9 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.