



Brookland Rise, Hampstead Garden Suburb, NW11

Freehold

£1,375,000



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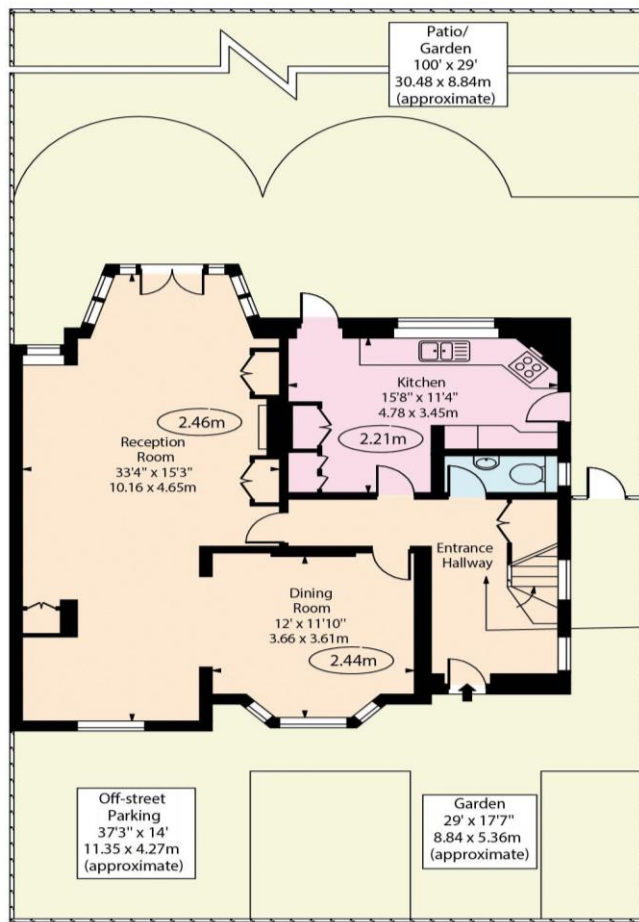
A lovely larger than average 3 bedroom detached house situated within the Brookland School catchment area, 0.5 miles from the amenities of The Market Place, 0.7 miles from the many cafes, restaurants and shops in Temple Fortune, within easy reach of both East Finchley Underground station and Golders Green Underground station having the 102 bus stop at the bottom of the road. The property is arranged over 2 levels with larger than average ground floor accommodation, a main bedroom with an en suite bathroom and 2 further bedrooms and a family bathroom. The property further benefits from off street parking and a manicured rear garden. Viewing of this fine home is highly recommended.

3 bedrooms | 2 bathrooms (1 en suite) | 2/3 reception rooms | Kitchen | Guest wc | Off street parking | Rear garden | EPC=D



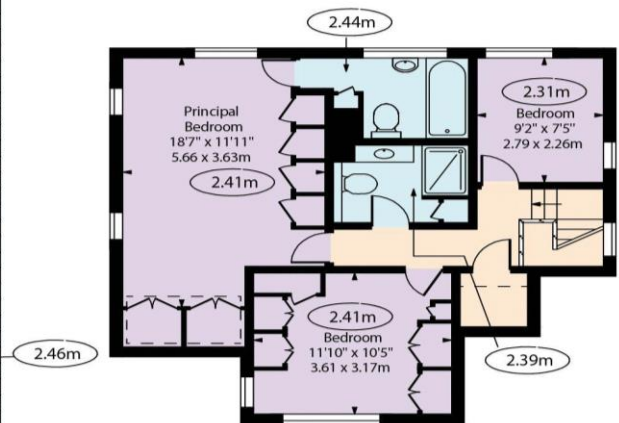


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Ground Floor

- Ceiling Height



First Floor

Approx Gross Internal Area 1491 Sq Ft - 138.52 Sq M

Approx Floor Area Including Restricted Heights 1534 Sq Ft - 142.51 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46144

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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.