



Brookland Rise, Hampstead Garden Suburb, NW11  
Freehold  
£895,000



800 Finchley Road, Hampstead Garden Suburb, London, NW11 7TJ  
020 8458 5000  
sales@litchfields.com  
www.litchfields.com

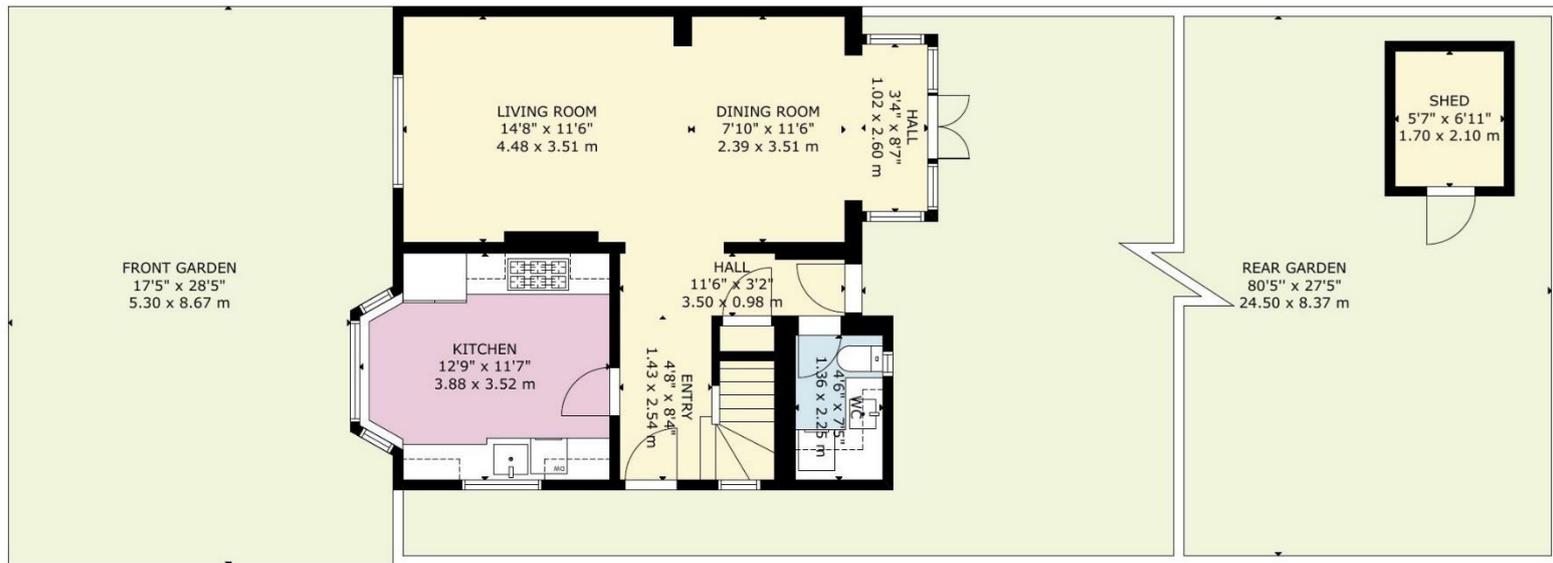
Offices also in Highgate

A spacious, extended semi-detached house situated on a popular and highly sought-after road within the favoured Brookland School catchment area. This attractive three-bedroom house is also conveniently located within 0.5 miles of the shops, cafés, and transport links of The Market Place. Bright and welcoming throughout, the property features an extended double reception room, providing excellent space for both relaxing and entertaining, alongside a generous-sized kitchen ideal for family living. To the rear, there is a wonderful and well-maintained garden, offering a private outdoor setting. This is a delightful family home in a prime location, and early viewing is highly recommended.

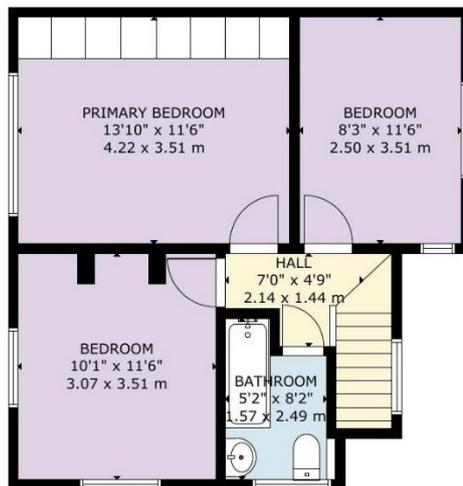


3 bedrooms | Lounge/dining room | Kitchen/breakfast room | Utility room/wc | Bathroom | Large rear garden | Within the Brookland School catchment area | EPC=E



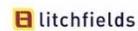


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 TOTAL: 100 m<sup>2</sup>/1,078 sq.ft  
 GROUND FLOOR: 55 m<sup>2</sup>/597 sq.ft, FIRST FLOOR: 45 m<sup>2</sup>/481 sq.ft  
 EXCLUDED AREA: FRONT GARDEN: 50 m<sup>2</sup>/540 sq.ft, REAR GARDEN: 200 m<sup>2</sup>/2,151 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



For similar properties please visit our website [www.litchfields.com](http://www.litchfields.com)

Or call us on 0208 458 5000

