



HAMILTON ROAD, NW11
£735,000 FREEHOLD

A WELL PROPORTIONED 4 BEDROOM FAMILY HOUSE IN GOOD CONDITION

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

4 BEDROOMS/LARGE KITCHEN/DINER/ CHAIN FREE
LOFT SPACE AVAILABLE/ CONSERVATORY
EPC RATING /COUNCIL TAX BAND: E



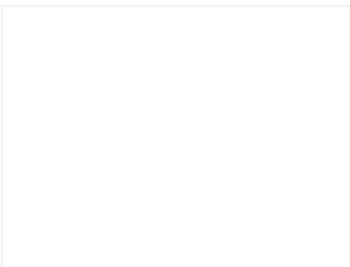
DESCRIPTION:

We are delighted to offer this 4-bedroom mid terraced family home in this most convenient street close to both Brent Cross and Golders Green. Brent Cross tube station is approximately $\frac{1}{4}$ miles away.

Accommodation comprises on the ground floor, 2 intercommunicating receptions, a conservatory, a spacious kitchen / eating area. On the 1st floor there are 4 bedrooms plus a bathroom and separate w/c. The loft area is as yet unconverted and if required, subject to planning, it is likely that this could be extended to incorporate additional bedroom(s) and a bathroom. To the rear of the house is an east facing garden, approximately 40 ft in length and paved over for ease of maintenance.

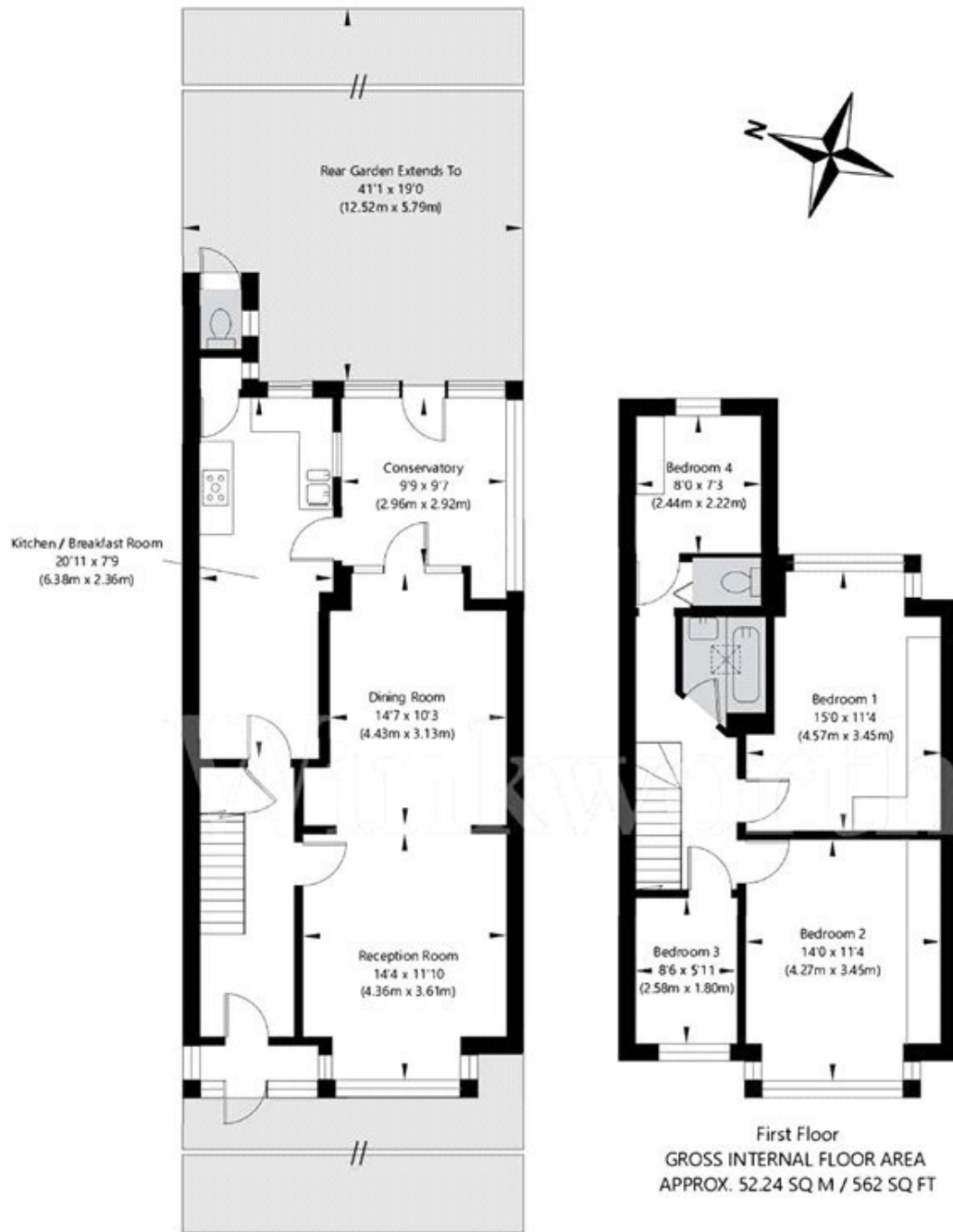
The property is offered chain free and in good condition, although some updating may be required. This is an excellent, reasonably priced family home with excellent potential if required.

Viewing is highly recommended.





Hamilton Road, London NW11 9EJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 66.32 SQ M / 714 SQ FT

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 52.24 SQ M / 562 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 118.56 SQ M / 1276 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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