



Hampstead Way, NW11

£1,495,000 *Freehold*

5  3  2 

#### KEY FEATURES

- QUIET SQUARE WITH COMMUNAL SPACE
- SEPARATE COMMUNAL Paddock
- MASTER BEDROOM WITH ENSUITE BATHROOM
- 2 BATHROOMS AND A GUEST WC
- PRIVATE REAR GARDEN
- EPC RATING: E
- COUNCIL TAX BAND: G



**Golders Green**

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### A CHARMING 5 BEDROOM DOUBLE FRONTED FAMILY HOUSE IN EXCELLENT CONDITION.

We are delighted to offer this bright and spacious Grade 2 listed house situated in a quiet, well maintained square, off Hampstead Way.

Hampstead Way is well located for shops and transport facilities close by at Golders Green and Temple Fortune. It is also convenient for local amenity spaces including The Hampstead Heath Extension and Central Square.

Accommodation is over 3 floors with a main lounge and dining room combined plus a separate family room/ play room, a separate kitchen and guest WC all on the ground floor. On the 1<sup>st</sup> floor there are 4 bedrooms and a family bathroom. On the second floor (the loft has been converted) there is a principal bedroom and a luxurious ensuite bathroom complete with separate walk in shower. To the rear of the property is an attractive, secluded garden which also has direct access to a unique communal paddock exclusively for the use of the residents of Lucas Square.

This is an exceptional family home and viewing is strongly recommended.

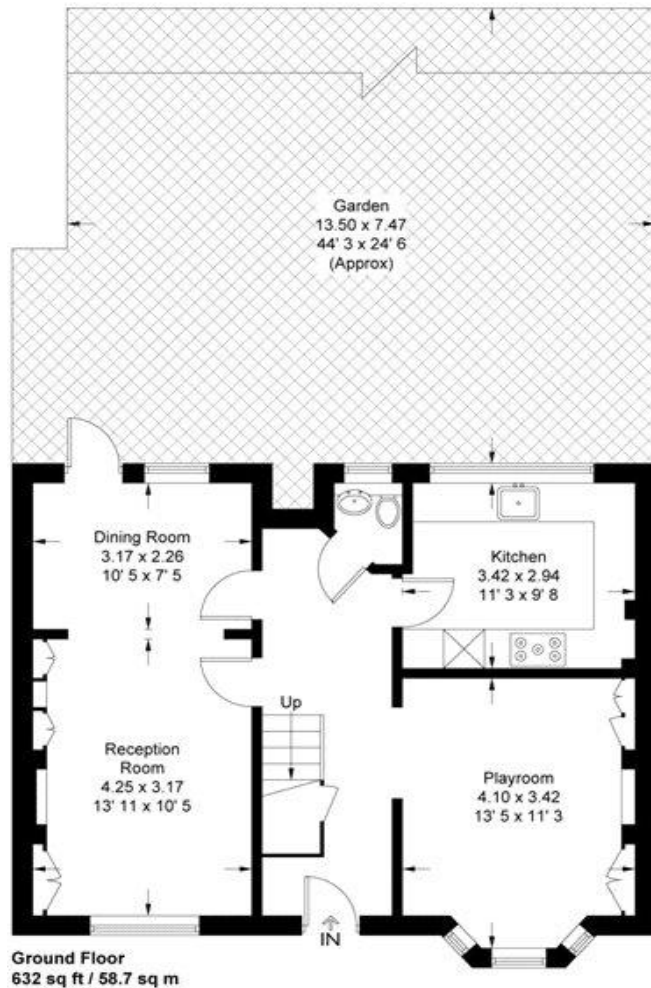
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	62 E	
21-38	F		
1-20	G		



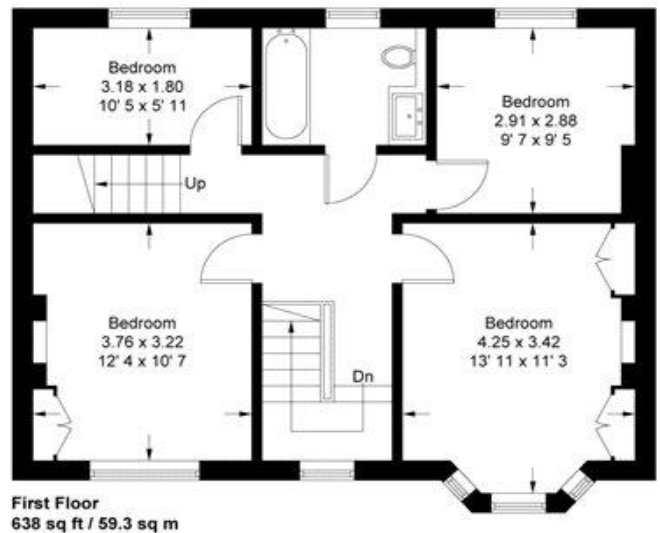
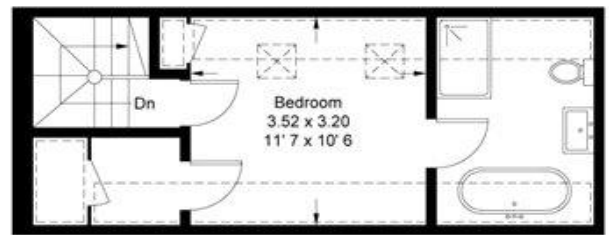


# Hampstead Way

Approximate Gross Internal Area = 1456 sq ft / 135.3 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 96 sq ft / 8.9 sq m  
Total = 1552 sq ft / 144.2 sq m



= Reduced headroom below 1.5m / 5'0



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.

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