



**HAMLET SQUARE, NW2**  
**£799,500 FREEHOLD**

## **A MODERN 3 BEDROOM, 2 BATHROOM SEMI-DETACHED HOUSE WITHIN A GATED DEVELOPMENT**

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

**3 BEDROOM/2 BATHROOM/ CONSERVATORY/ LARGE GARDEN/  
GARAGE (POSSIBLE CONVERSION TO ADDITIONAL BEDROOM)  
OFF STREET PARKING/ CHAIN FREE/ EPC RATING: C / COUNCIL TAX BAND: G**



## DESCRIPTION:

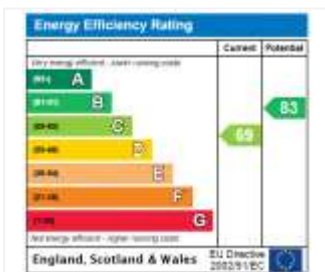
Set within this extremely popular gated development, we are delighted to offer this 3 bedroom, 2 bathroom, 2 storey semi-detached family home.

The property has a large garden which has enabled the owners to add an additional spacious conservatory, thus providing an extra reception room. Unlike the 3 storey town houses within the development, this house has both the kitchen and the living room on the ground floor. It also has the benefit of an en-suite bathroom to the main bedroom.

Hamlet Square is located on The Vale and is within easy access of Golders Green, West Hampstead and Childs Hill. It is also within very close proximity of the exciting new development area called Brent Cross Town. This fascinating regeneration of the area brings with it 6,700 new homes set around 50 acres of parkland plus a redevelopment of the Cricklewood Thameslink rail network.

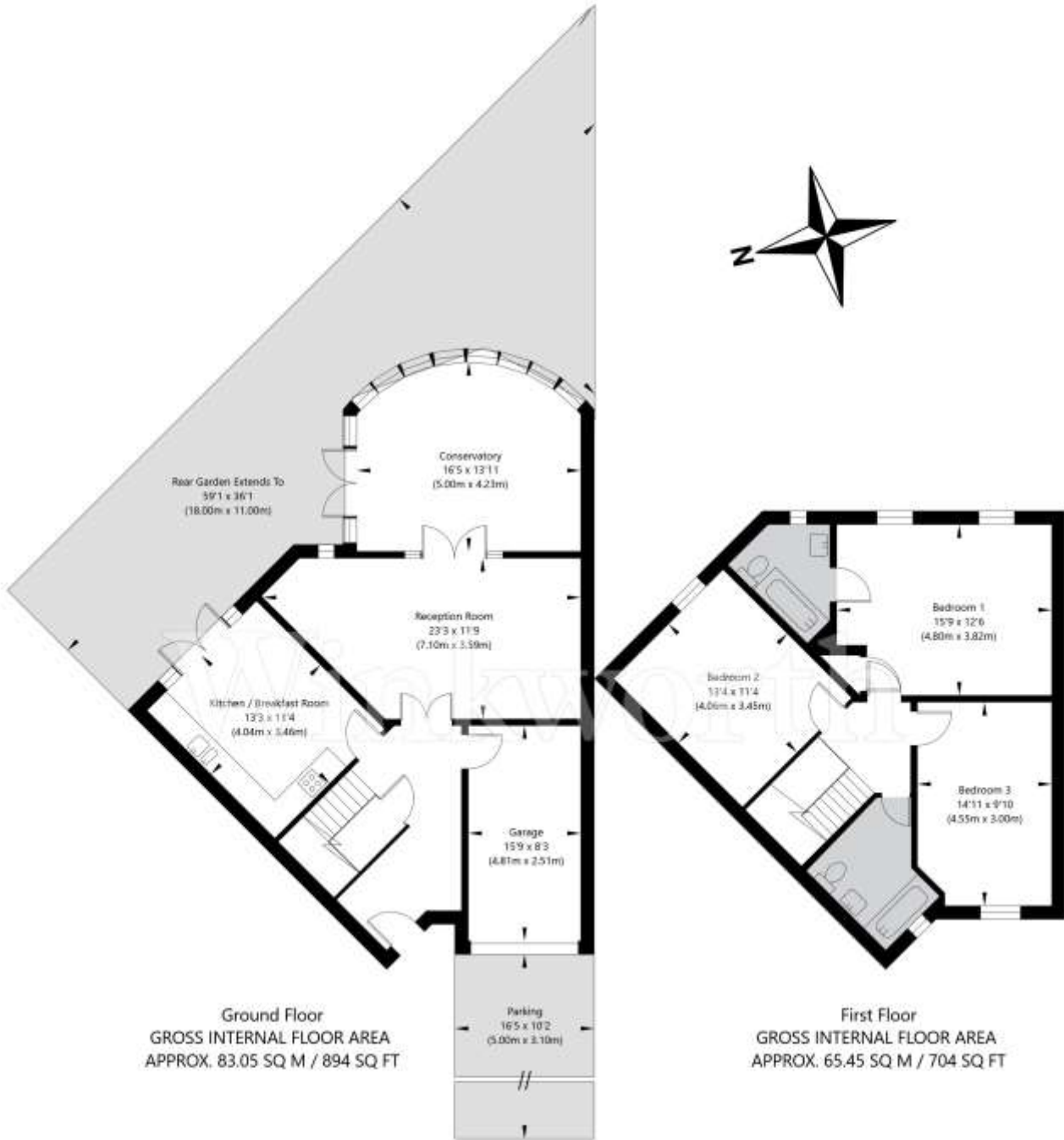
In addition to the living room, kitchen/diner and conservatory on the ground floor, the house has an integral single garage. It should be noted that a large percentage of the houses on this estate have converted their garages to additional bedrooms and that this can be done with minimal expense (but is subject to obtaining planning consent).

Externally, the house has off street parking to the front for 1 car and a sizable rear garden. The house is offered Chain Free and in reasonable condition, viewing is strongly recommended.





# Hamlet Square, London, NW2 1SR



APPROXIMATE GROSS INTERNAL FLOOR AREA 148.5 SQ M / 1598 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
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