



HAWTREY ROAD, NW3 £2,750,000 FREEHOLD

A 5 bedroom contemporary style town house provides 2,114 sqft / 196 sqm of immaculately presented accommodation within a short walk of Primrose Hill (0.3 mile) and the extensive amenities of Swiss Cottage. Set over three floors, the house comprises a large reception room with separate split level dining room, and directly opens onto an enclosed low maintenance private garden. All bedrooms have fitted wardrobes, and are served by four bathrooms/shower rooms, three of which are en-suite.

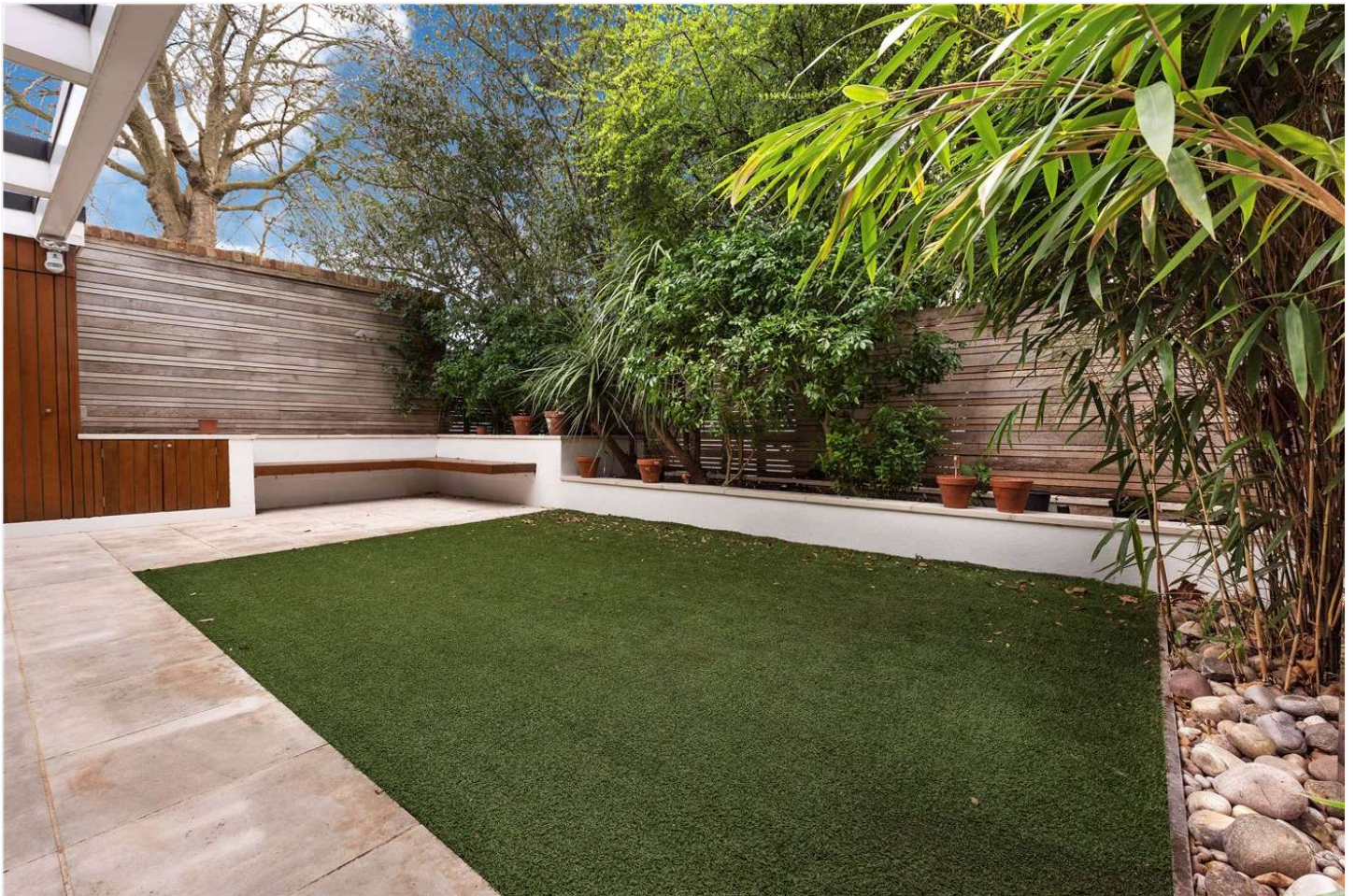
Swiss Cottage (Jubilee Line) Underground Station is approximately 0.5 miles away.

Principle Bedroom with En-Suite Bathroom | Four Further Bedrooms | Three Bath/Shower Rooms (Two of which are En-Suites) | Reception Room | Dining Room | Separate Kitchen | Guest WC | Private Garden | Freehold

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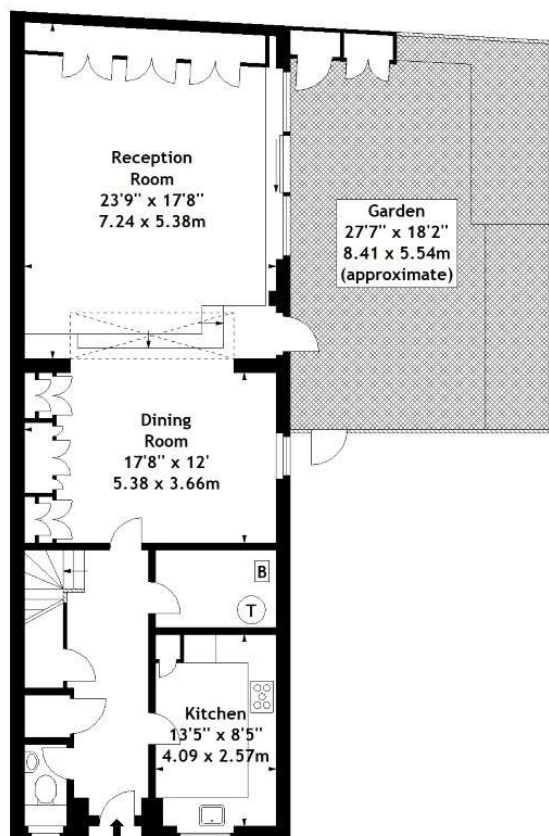
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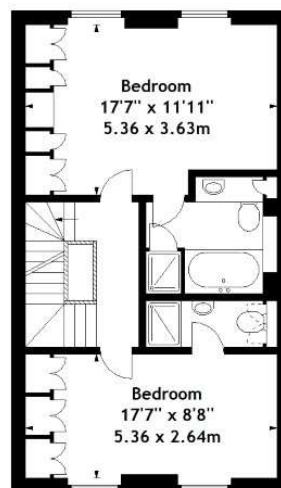
Hawtrey Road, NW3
Approx. Gross Internal Area *
2114 Ft² - 196.39 M²
Garden Storage
17 Ft² - 1.58 M²
Total = 2131 Ft² - 201.13 M²



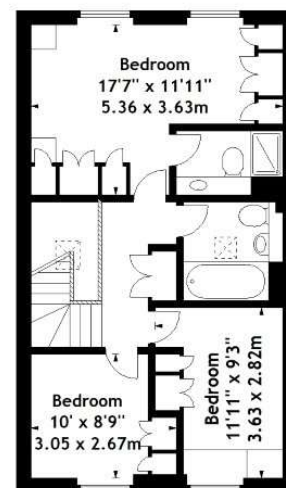
Key : -
 = Skylights



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: H

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