

PLATTS LANE, NW3 OIEO £1,350,000 FREEHOLD

A rarely available three-bedroom freehold family home with private gated parking plus access to two communal tennis courts. The home has been interior designed by Kia Stanford of Kia Designs and finished to the highest of standards and boasts features such as two zone Sonos audio system with integrated speakers.

On the ground level the internal accommodation offers a living room and dining room, all with solid wood flooring. The kitchen offers Miele appliances, a Quooker tap and a family breakfast area. In addition, there is a guest cloak room.

The upper floor boasts three bedrooms, two bathrooms (one en-suite). The principal bedroom has built in storage and a further fully insulated loft space.

The 62" low maintenance garden has been designed and landscaped by the Hampstead Garden Design Company. Furthermore, at the rear of the garden there is a home office/gym which has underfloor heating, full power supply and an upgraded Wi-Fi system. For additional security there is a Hikvision CCTV system.

Three Bedrooms | Two Bathrooms | Kitchen with Dining Area | Garden | Communal Tennis Court
| Private Gated Parking | Conservatory | Home Office | CCTV System

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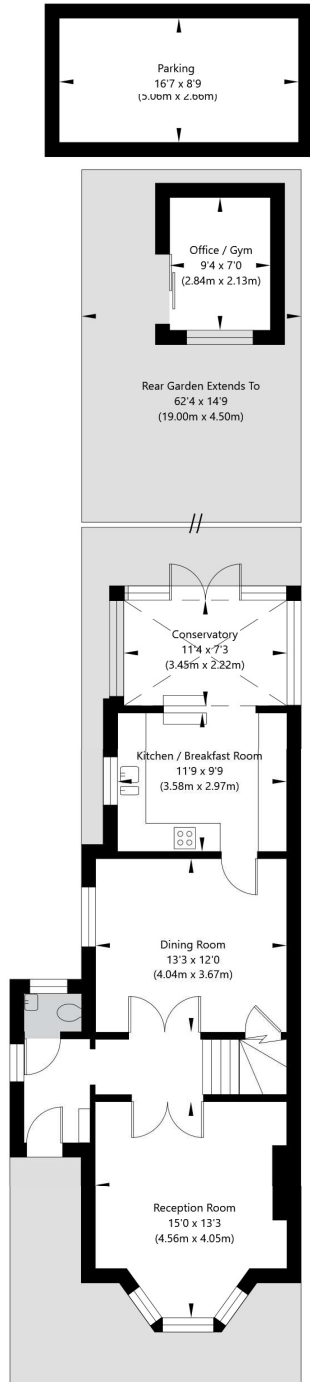
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View our virtual tour here: <https://youtu.be/v4-MpOJ-Wh8>

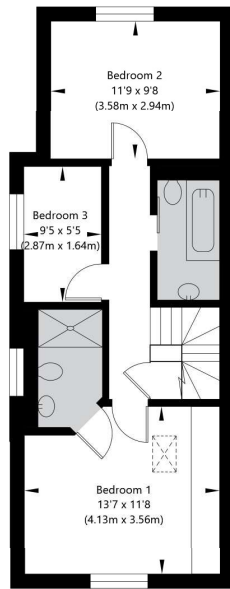
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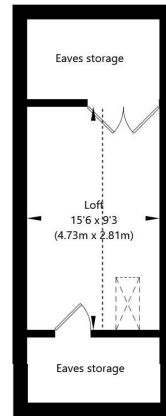
Platts Lane, London, NW3 7NR



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 61.1 SQ M / 658 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.85 SQ M / 504 SQ FT



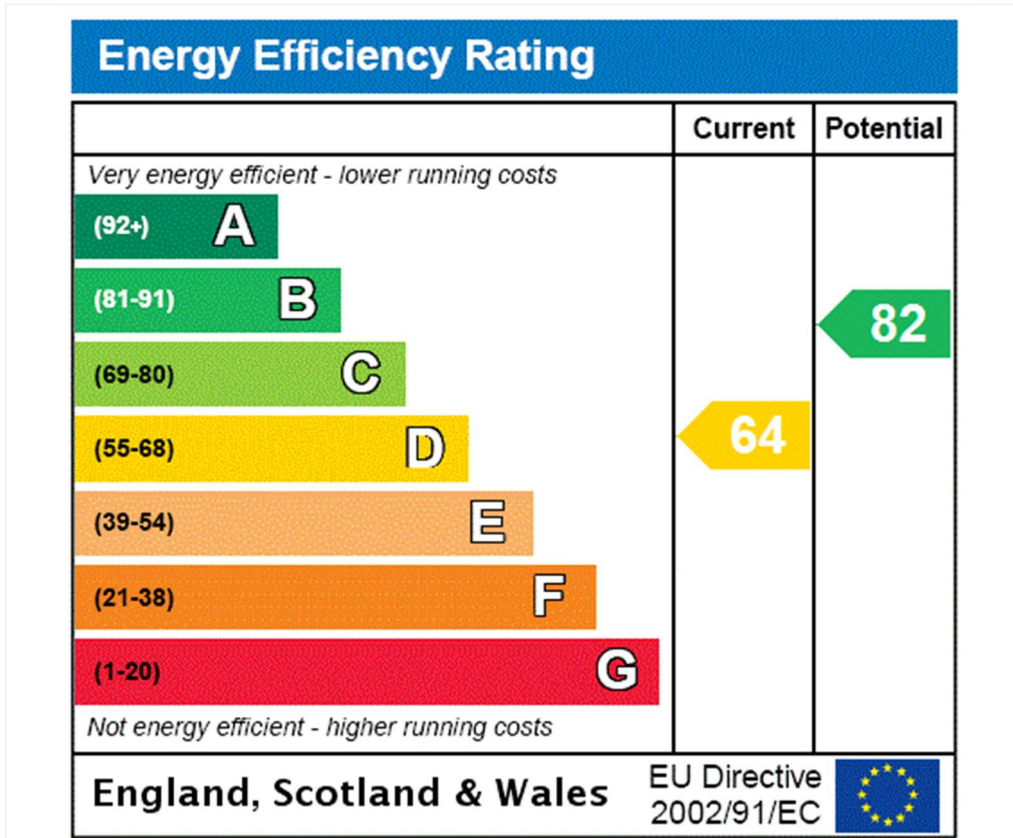
Loft
GROSS INTERNAL FLOOR AREA
APPROX. 22.85 SQ M / 246 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 136.85 SQ M / 1473 SQ FT
APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 120.61 SQ M / 1298 SQ FT

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SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Tenure: Freehold

Service Charge: £825 per annum

Council Tax Band: G

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