

# Holne Chase

Hampstead Garden Suburb, N2

WAYNE & SILVER



# The Property

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Newly remodelled and refurbished throughout, this exceptional double-fronted detached house extends to 3,681 sq ft and is set behind an idyllic green on a highly sought-after turning, located off Winnington Road on the south side of Hampstead Garden Suburb. The property benefits from off-street parking for two cars, is fully air-conditioned, and features underfloor heating throughout.

Upon entering, a luxurious hallway leads into a beautifully designed ground floor arranged for both family living and entertaining. The bespoke kitchen and reception room interconnect and wrap around the rear of the house, offering garden views and direct access to the formal dining area and bar. The impressive south-facing garden has been thoughtfully landscaped to provide excellent space for both family life and hosting.

Additional flexible accommodation on this level includes a study/TV room, gym, and generous storage, completing an immaculate ground floor.

The first floor comprises three bedrooms, including a stunning principal suite extending from front to back, with a luxurious en-suite bathroom and walk-in wardrobe. The two further spacious bedrooms also benefit from en-suite bathrooms and fitted storage.

The second floor provides two additional bedrooms, both with en-suite bathrooms, along with a laundry room and further storage.

Sole Agents

We are obliged under the Estate Agents Act 1979 to inform you that the seller of this property has a personal connection to Wayne & Silver.



# Key Features

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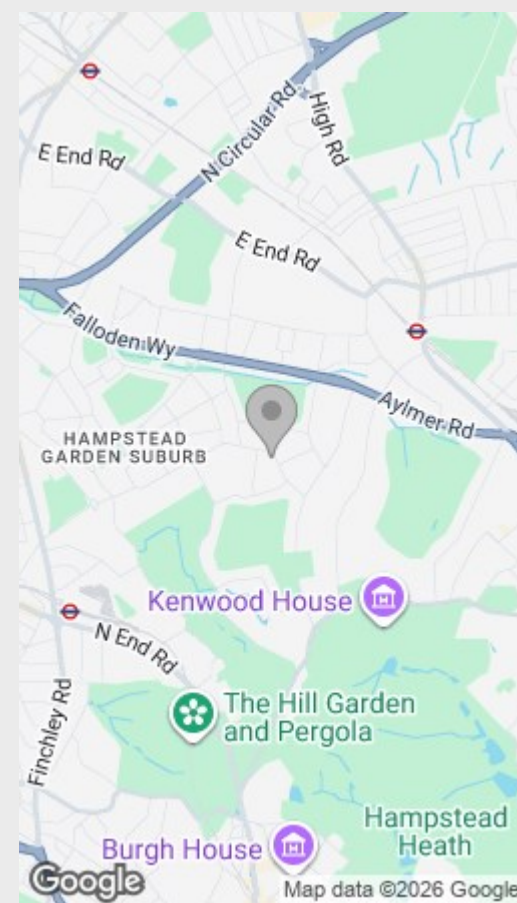
- Newly remodeled and refurbished
- Landscaped South Facing Garden
- Off Street Parking
- Detached
- Air conditioned and underfloor heating throughout







## Location











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## Holne Chase

£4,500,000

BEDROOMS

5

BATHROOMS

5

INTERNAL

3681.00 sq ft

EPC

LOCAL COUNCIL

Barnet

TAX BAND

H

TENURE

Freehold



# Floorplan & EPC

£4,500,000



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GROSS INTERNAL AREA: 3681 SQ. FT / 342 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## IMPORTANT INFORMATION

Wayne & Silver, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Wayne & Silver have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# WAYNE & SILVER

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