

Westholm, Hampstead Garden Suburb

London, NW11

WAYNE & SILVER

The Property



Nestled within a quiet cul-de-sac in Hampstead Garden suburb is this outstanding 3 bedroom 2 bathroom, 1080 sq ft semi-detached cottage.

Accessed via a charming private front garden, this beautiful home offers bright and inviting living spaces throughout the ground floor, including a spacious, fully fitted kitchen. The generous 39' garden is a true highlight, accessible from the main reception room as well as via side access from the front of the property.

The first floor comprises two well-proportioned double bedrooms offering flexible use, a family bathroom, and a loft space ideal for additional storage.

The principal bedroom is generously sized and features an en-suite shower room along with fitted wardrobes for ample storage.

Situated on Westholm, a quaint and peaceful location, the property enjoys a wonderful sense of privacy while being within close proximity to The Market Place with its range of local amenities. It also falls within the catchment area of the highly regarded Brookland School and is within walking distance of the beautiful Hampstead Heath.

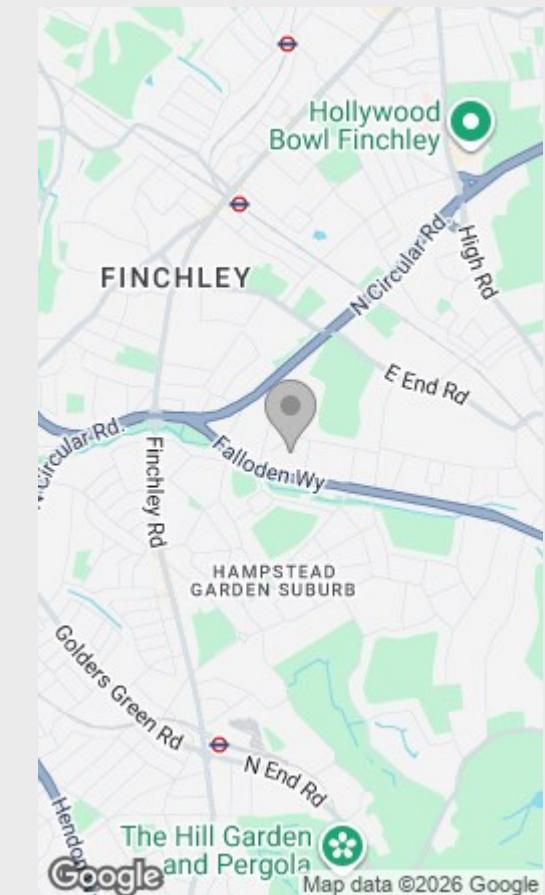
Key Features

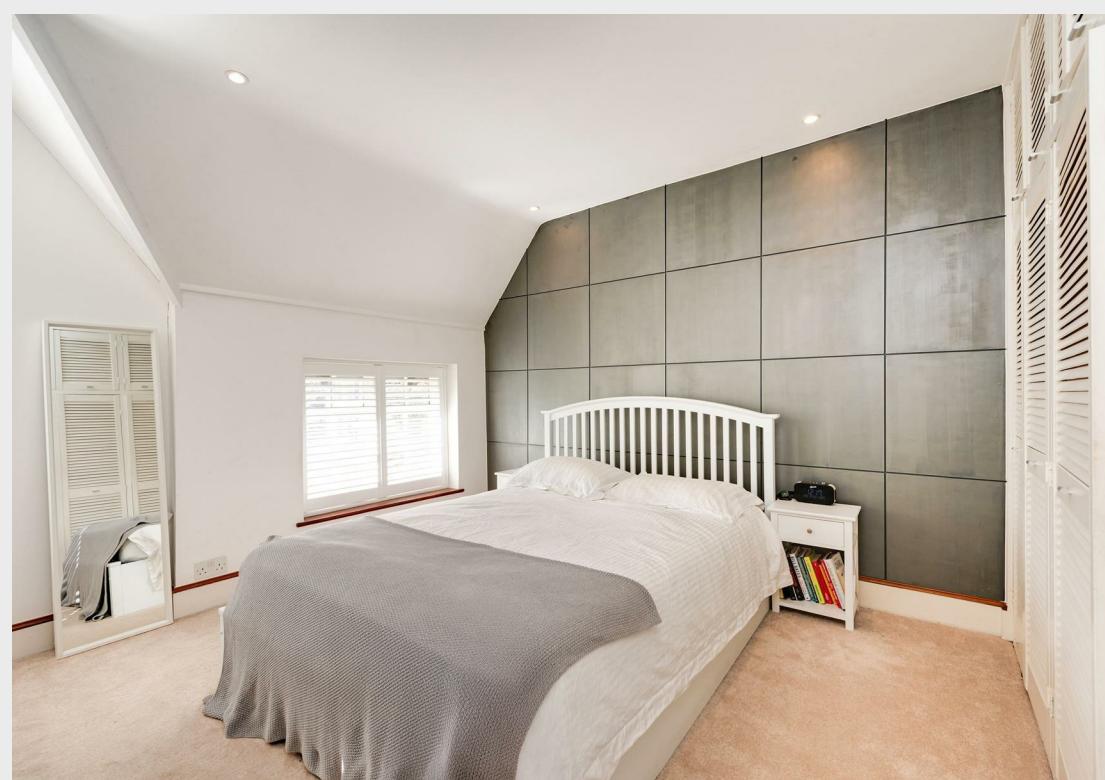
- 3 bedrooms 2 bathroom
- 1080 sq ft / 100.33 sq m
- Large front and rear gardens
- Charming features
- Large loft storage
- Hampstead Garden Suburb





Location







Westholm

£950,000

BEDROOMS

3

BATHROOMS

2

INTERNAL

1088.00 sq ft

EPC

D

LOCAL COUNCIL

Barnet

TAX BAND

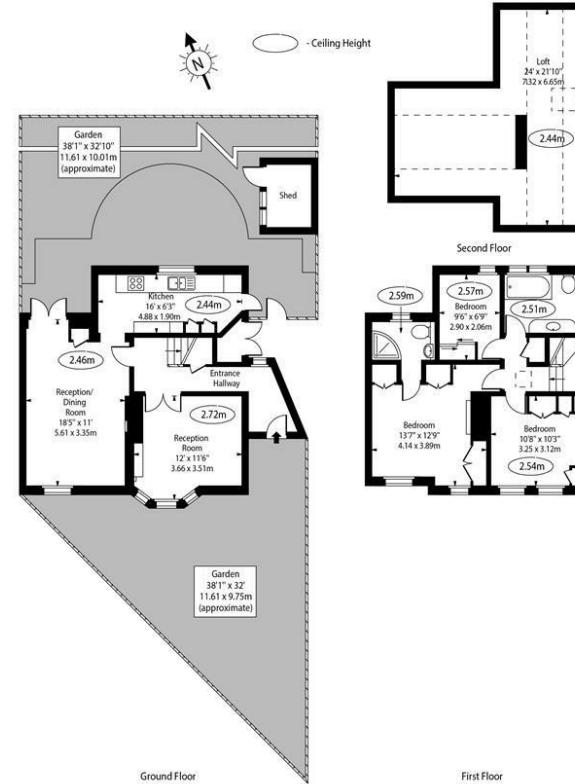
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TENURE

Freehold

Floorplan & EPC

£950,000



Approx Gross Internal Area 1080 Sq Ft - 100.33 Sq M

(Excluding Loft & Shed)

Approx Floor Area Including Restricted Heights 1461 Sq Ft - 135.73 Sq M

(Excluding Shed)

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref No.3744

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**WAYNE
& SILVER**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

WAYNE & SILVER

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We would be delighted to tell you more
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