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Temple Fortune Lane Hampstead Garden Suburb NW11

Located on this peaceful crescent, set well back from the road, is this totally unmodernised detached, two story, 'Arts & Crafts' four bedroom family house, requiring full refurbishment and re-modelling throughout.

We have been advised by the vendor that the house is offered with local authority and Hampstead Garden Suburb Trust consent (subject to conditions) to extend the ground floor at the rear of the house - refer to the London Borough of Barnet Planning Portal ref: 23/1768/HSE. We have been advised that the house has been underpinned and will come with a relevant warranty.

Once these works are done the house will measure circa 1,890sqft and offer a large study hallway, front reception room leading through to an extended kitchen/breakfast room, a dining room, utility room and guest WC. The first floor will provide for a principal suite of double bedroom and ensuite bathroom, second double bedroom with ensuite bathroom, plus two further bedrooms and a family bathroom. To the rear is a charming and secluded lawned garden.

Access to the excellent shopping of Temple Fortune, which includes Mark & Spencer and Waitrose, as well as it's restaurants, cafes, and delis are conveniently located at the end of the road and the comprehensive public transport amenities of Golder's Green are easily accessible via Hoop Lane and Finchley Road.

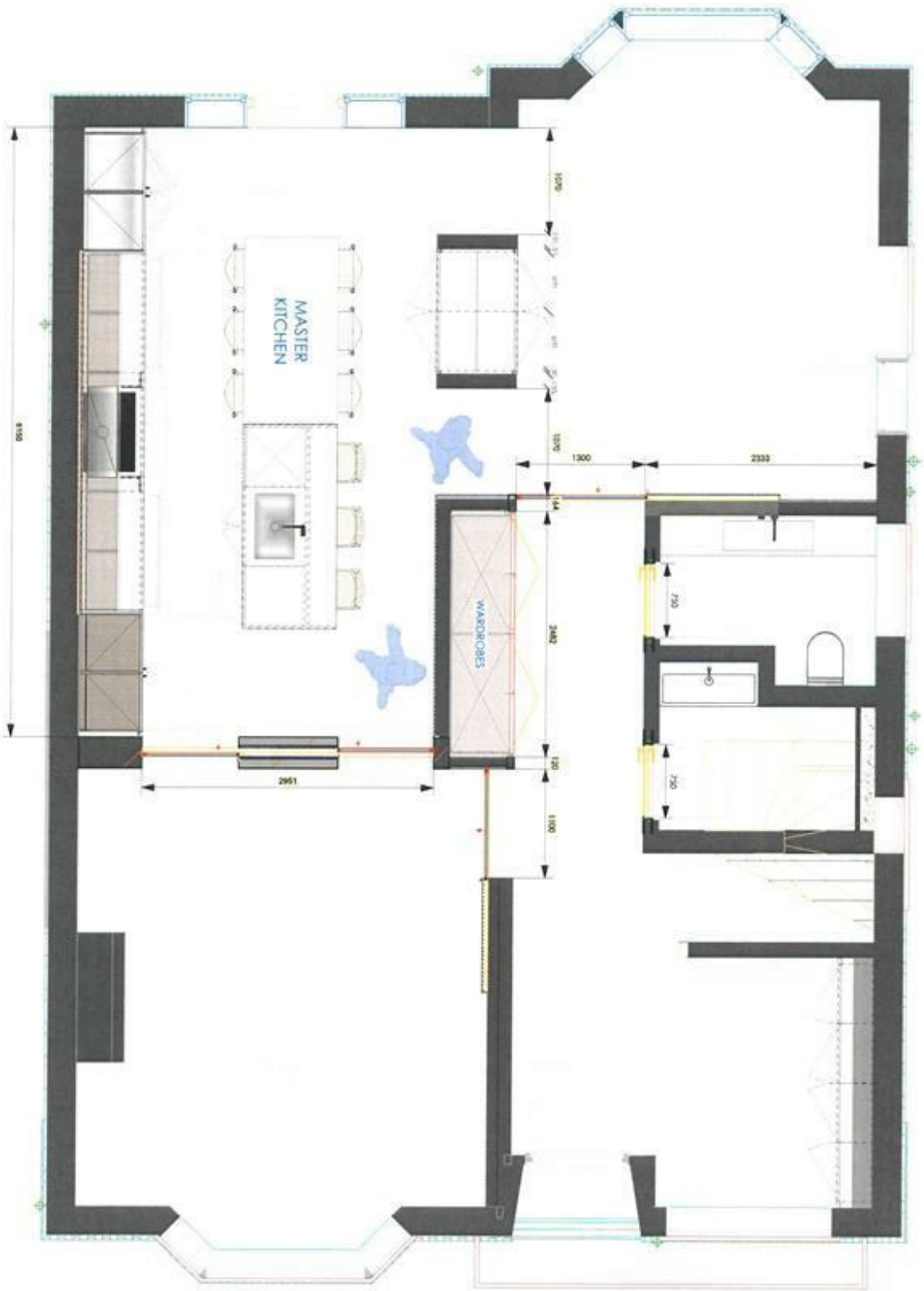
Guide Price £1,395,000

SOLE AGENT

Freehold

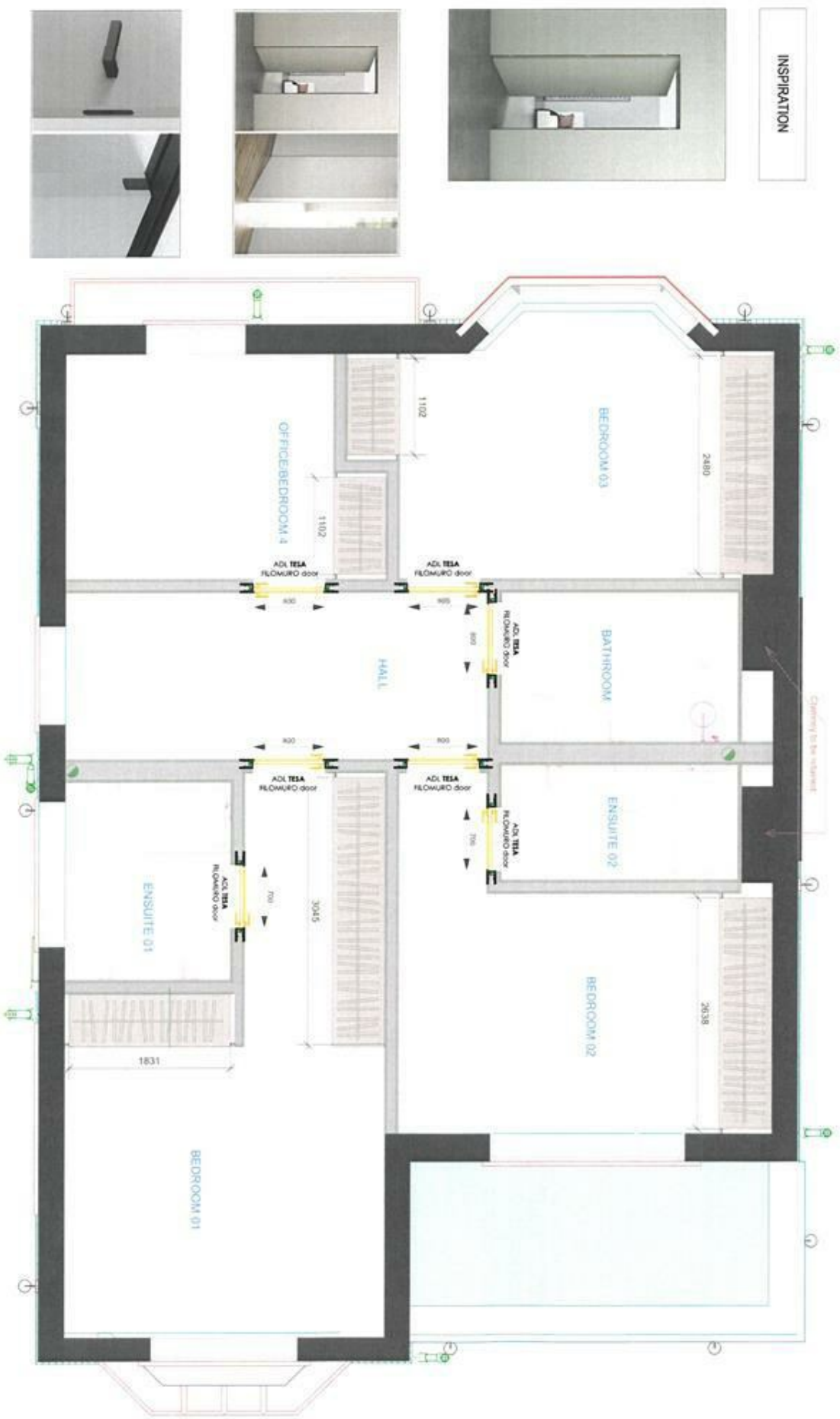
MASTER KITCHEN

Kitchen model	
JULIA / STANDARD	
Cabinets	
Materials	ELM wood
Finish + side panel	
EASYLAK®	- corflon white
Handrail	
Extruded aluminum profile	- white painted
Plinth	
h. 100mm Extruded aluminum profile	- white painted
Handles	
GRIP WOOD	- Canadian U.S. walnut
Countertop	
White Corian® 18C by ekkart	
Sink & Tap	
Sink under-mounted	- Stainless steel - 65x40cm
Tap Mixer GESSI	- Black PVD by ekkart
Appliances	
BOFFI Linea 6659 - EXTERNALLY VENTED built-in hood	
Miele - Fully integrated dishwasher	
Miele - Induction cooking 80cm	
Miele - Built-in Oven 90cm	
SIEMENS - Built-in freezer 177.2 x 55.8 cm with glass full height	
SIEMENS - Built-in fridge 177.5 x 56 cm with glass full height	
Complementary items	
Bearing metal structure for peninsula conception by BOFFI	
Finishes / Materials	
CERAMICS	COUNTERTOP
WALLPAPER: ELM wood	WALL COATING 18C by ekkart
WOOD: F. AULS & SHIP Wood	TALL WALL & BASE UNITS
Extruded Al. extruded steel	EASYLAK® - White CORFLON
Wood handles & feet	
Clear finishes & BASE UNITS	
Wood Selection - Natural oak	



Client	Location	Project no.	Description	DRWG	Ceiling Height	Date	Francesco Cocquiol	Scale	Format	Rev.
Mr. G. Giamberini	Temple Fortune Lane, London WY11 7UE		KITCHEN BOFFI DE PADOVA CHELSEA	02	H. 2700 mm <i>To be confirmed by builder</i>	22.06.2023	Charlene Peltot	1:40	A3	08

Connecting spaces - ADL Doors - FIRST floor PLAN



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Mr G. Ghirscovic	Temple Fortune Lane, London NW11 7UE	BOFFI ADL	CONNECTING SPACES	02	11.2700 mm	22.06.2023	Charlene Paillet	1:40	A3	03