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## **Fairway Close Hampstead Garden Suburb NW11**

An attractive and charming double fronted five bedroom detached house of some 3,587sq ft, located in this enviable private close directly opposite the Heath Extension.

This desirable home requires updating and offers well planned family accommodation over three floors.

The ground floor comprises a double aspect drawing room, dining room, Smallbone custom-made kitchen/breakfast room, study and family/tv room. On the first floor there is a principal bedroom suite with large dressing room, en-suite bathroom and terrace overlooking the rear gardens and a second bedroom suite with bathroom and terrace. The second floor is arranged with two further double bedrooms with en-suite bathrooms and a children's den area/bedroom 5.

The house is further enhanced with a beautiful landscaped and secluded 110' lawn garden which backs directly on to Hampstead golf course and there's a double length garage plus additional parking for one car.

The Heath Extension is literally facing the entrance to the close and the extensive facilities of both Hampstead Village (Northern Line) and Golders Green (Northern Line) are within a short distance.

**Offers in excess of £4,850,000**

**SOLE AGENT**

**Freehold**





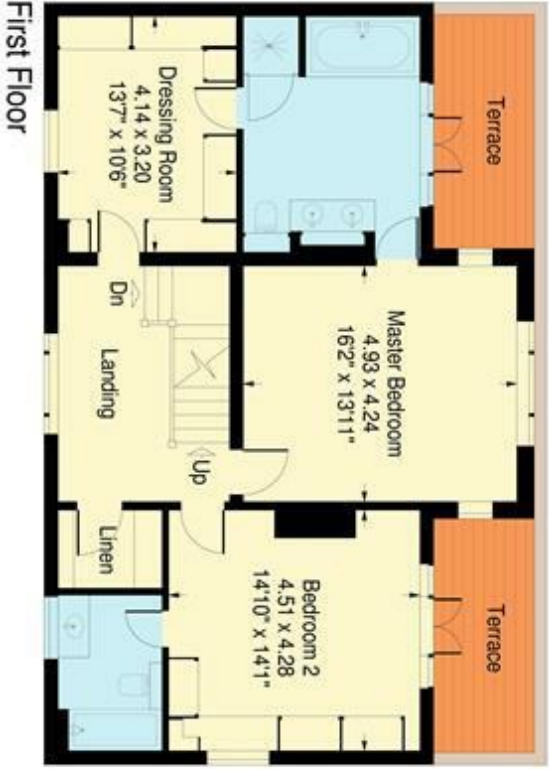
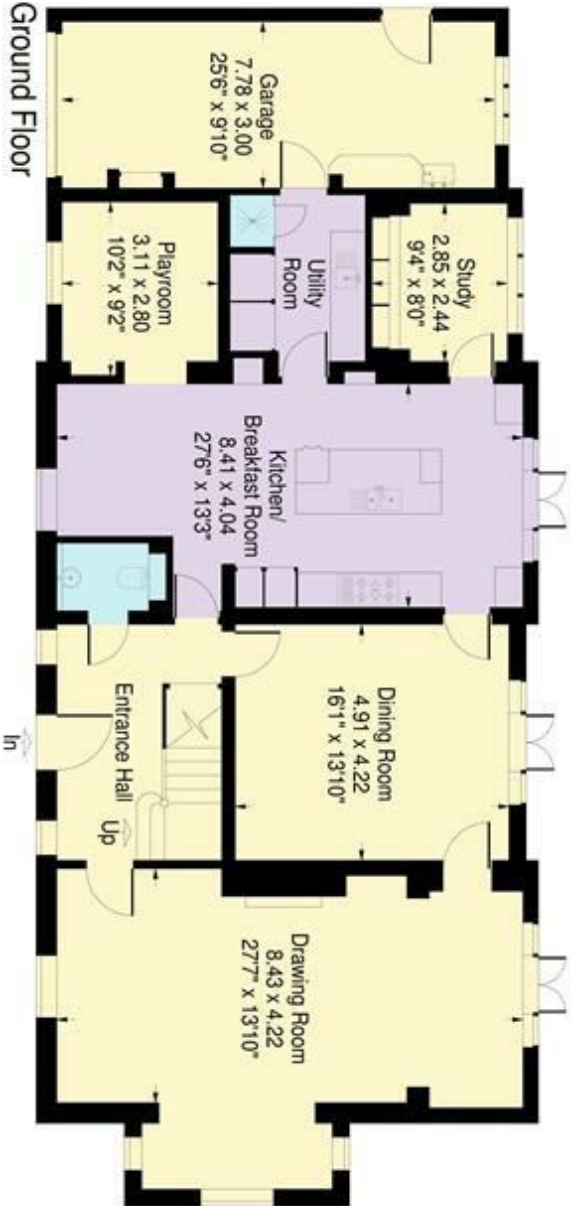






# Fairway Close NW11

Approximate Gross Internal Area:  
House - 333.2 sq.mts. / 3587 sq.ft.  
(including garage and reduced height area,  
below 1.5m - denoted with dashed line)  
Reduced height area - 9.2 sq.mts. / 99 sq.ft.



APPROX. SCALE

0 1 2 3 4 5 10Ft

0 1 2 3M

Floor Plans produced by

**Proplan**

01491 842925

All measurements and figures are taken  
in accordance with RICS guidelines.  
This plan is for guidance only and must  
not be relied upon as a statement of fact.

# Fairway Close NW11

Approximate area - 0.23 Acres

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