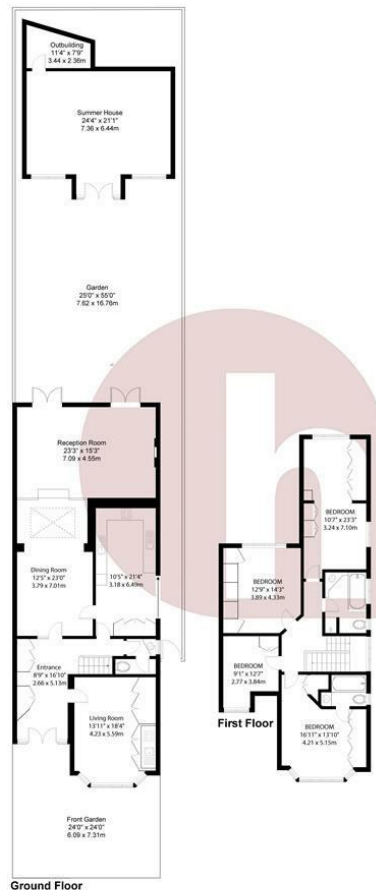




hausman  
& holmes

Wessex Gardens, NW11

Asking Price £1,400,000



Ground Floor

**Wessex Gardens, NW1**  
 Total Gross Internal Area = 210.6 m<sup>2</sup> / 2,267 ft<sup>2</sup>  
 Eaves Storage = 50.7 m<sup>2</sup> / 546 ft<sup>2</sup>

All Measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice



**020 8458 8555**  
 57 Golders Green Road  
 London NW11  
 info@hausmanandholmes.com



- Spacious contemporary family home offering over 2,200 sq. ft.
- Substantial rear extension with full-width reception room
- Approx. 55 ft west-facing garden with versatile summer house
- Four bedrooms, including principal bedroom with en-suite
- Separate dining room with retractable roof, suitable as a Succah
- Potential loft conversion, subject to planning permissions

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) <b>A</b>                          |         | 77        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      |           |
| (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                     |         |           |

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.