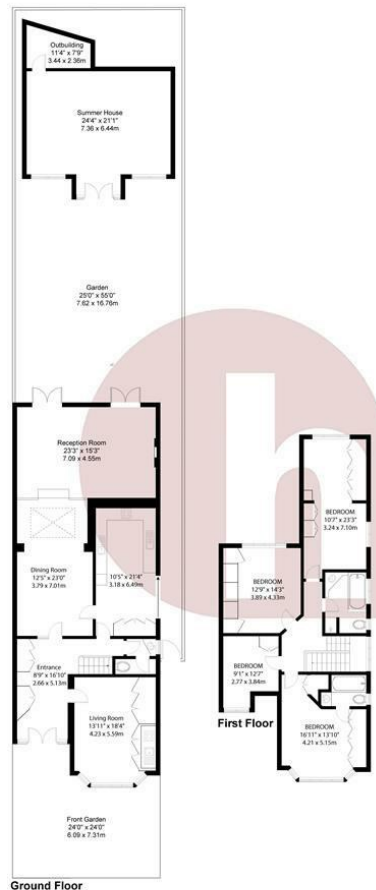




hausman
& holmes

Wessex Gardens, NW11

Asking Price £1,400,000



Ground Floor

Wessex Gardens, NW1
Total Gross Internal Area = 210.6 m² / 2,267 ft²
Eaves Storage = 50.7 m² / 546 ft²

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) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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.