



Temple Fortune Hill | London | NW11

Asking price £1,550,000 | Freehold

 4  2  1  C

ADN
RESIDENTIAL

A four bedroom Hampstead Garden Suburb Cottage located 0.1m from the shops of Temple Fortune. This 1649 sq ft home has been fully renovated to a very high standard, and has quality modern fixtures and fittings throughout, providing a contemporary comfortable family home. The unique spacious principal bedroom is situated on the upper floor of the home. It benefits from a large en-suite shower room and separate dressing room.

Additional features include: family bathroom, downstairs guest WC, generous kitchen with a newly created bay window which has allowed space for a family breakfast table overlooking the garden, separate utility room, double glazing throughout, sound system and bio-ethanol fireplace in the living area, front and rear garden irrigation, ample storage throughout.

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- Double Reception Room
 - Eat In Kitchen/Breakfast Room
 - Principal Bedroom Suite With Dressing Room & En-Suite Shower Room
 - 3 Further Bedrooms
 - Family Bathroom
 - Front & Rear Gardens
 - Parquet Flooring
 - Good Storage
 - Permit Parking
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Council Tax Band: G
EPC: C



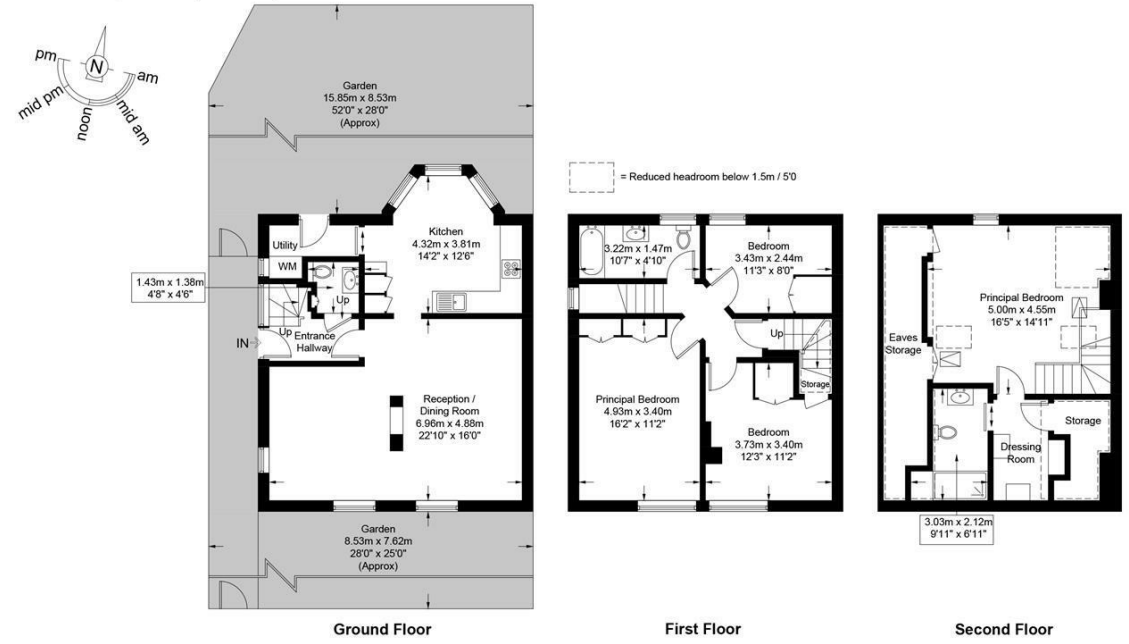




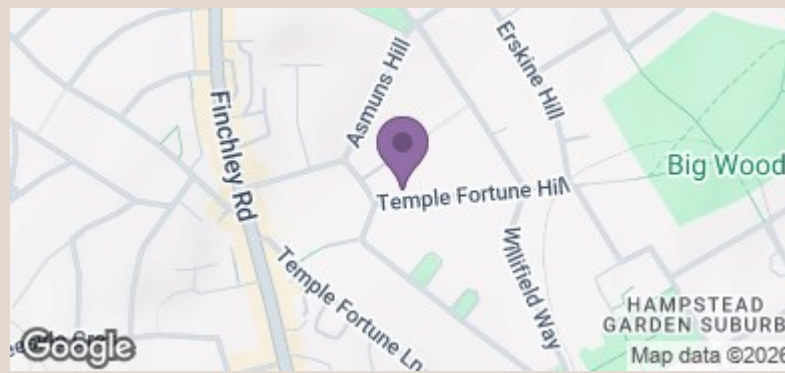
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Approximate Gross Internal Area = 1649 sq ft / 153.2 sq m

Restricted Height = 205 sq ft / 19.1 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

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