



Creswick Walk | London | NW11

Asking price £765,000 | Freehold

 2  1  1  D

ADN
RESIDENTIAL

Situated on a quiet cul-de-sac in Hampstead Garden Suburb, this beautifully presented two double bedroom cottage offers well-balanced, stylish accommodation extending to approximately 982 sq ft (including loft space).

Accessed via a charming front garden, the property opens into a bright and spacious open-plan kitchen and reception room, thoughtfully designed for modern living and entertaining. Finished to an excellent standard throughout, the space benefits from hardwood flooring and double-glazed windows, creating a warm yet contemporary feel.

To the rear, a private south-west facing garden provides an ideal setting for outdoor dining and relaxation, enjoying plenty of natural sunlight throughout the day.

The accommodation comprises two generous double bedrooms and a large family bathroom, all presented in excellent decorative order.

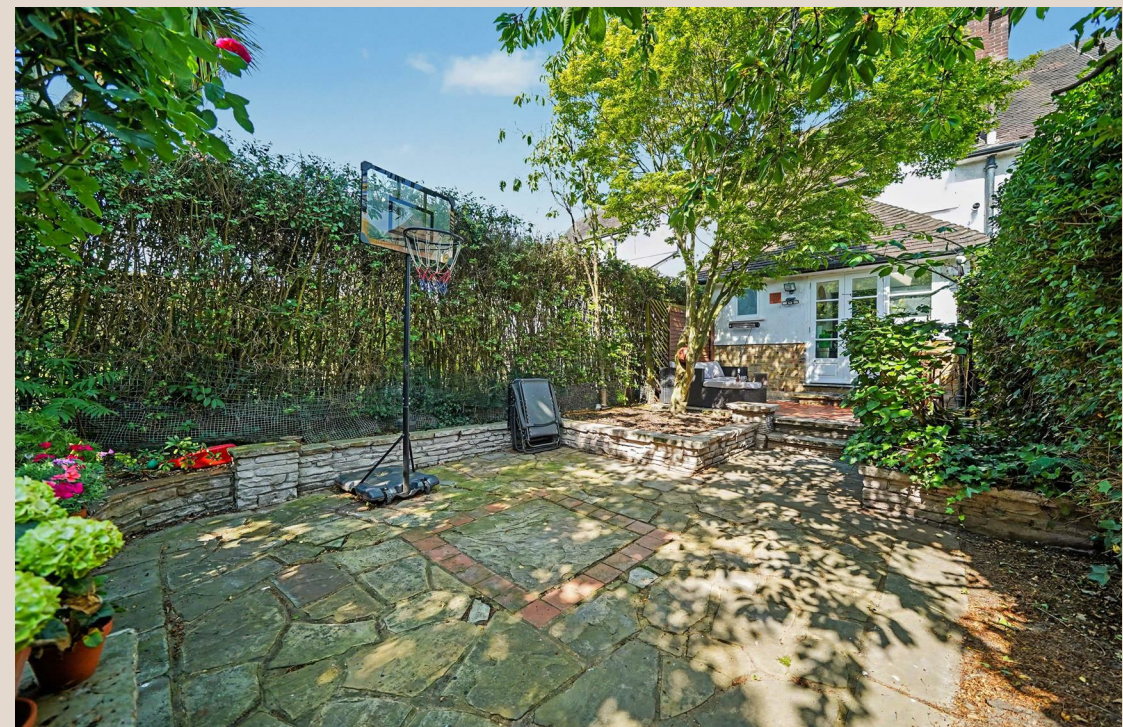
Further benefits include access to a substantial loft, offering excellent storage and potential to convert into additional accommodation, subject to the usual planning permissions and consents.

Ideally located close to the amenities of Temple Fortune, including a variety of shops, cafés, and transport links, this delightful home perfectly combines tranquillity with everyday convenience.

-
- South-West facing garden
 - 2 Double bedrooms
 - Front garden
 - Double glazed windows
 - Open plan kitchen/reception room
 - Family bathroom
 - Potential to convert the loft STPP
 - Quiet location
-

Council Tax Band: E
EPC: D





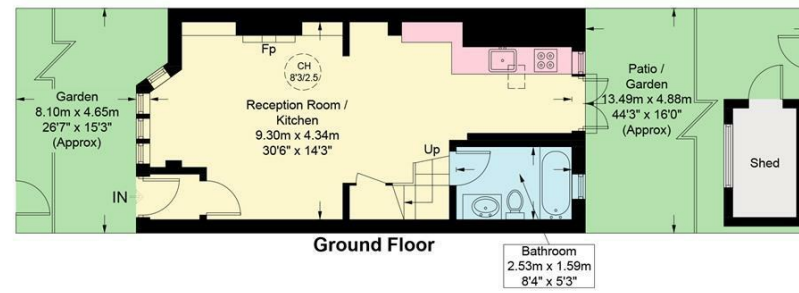
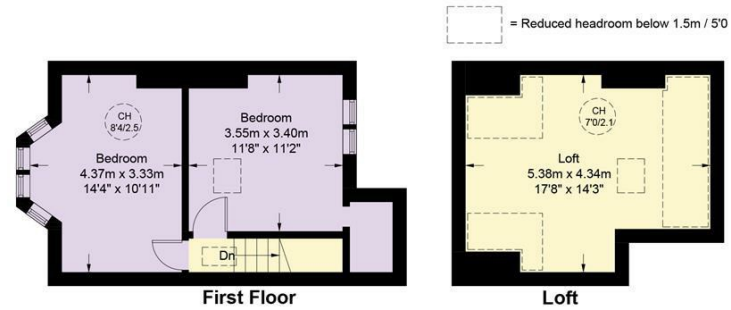
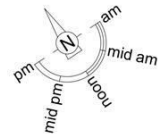


Creswick Walk, NW11

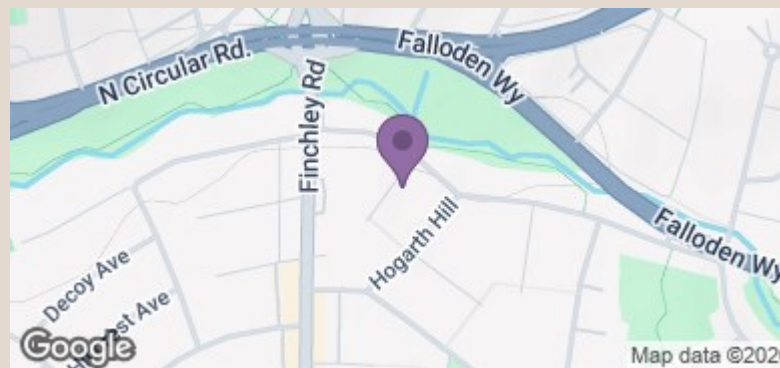
Restricted Height = 76 sq ft / 7.1 sq m

Approximate Gross Internal Area = 982 sq ft / 91.2 sq m
 (Including Restricted Height / Excluding Shed)
 Approximate Gross Internal Area = 750 sq ft / 69.7 sq m
 (Excluding Restricted Height / Loft / Shed)

Loft = 155 sq ft / 14.4 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 | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 55 | 75 |
| EU Directive 2002/91/EC | | | |

info@adnresidential.co.uk | 020 7407 5155