



OFF MARKET

Devon Rise | London | N2

Guide price £1,850,000 | Freehold



****OFF MARKET****

A well-presented four-bedroom, two-bathroom family home situated on the sought-after north side of Hampstead Garden Suburb. This attractive property offers well-proportioned accommodation throughout and comprises a generous double reception room, a fully fitted open-plan kitchen, four bedrooms and two bathrooms. Further benefits include a private rear garden and off-street parking.

Ideally positioned in a desirable residential location, the property is within easy reach of the open spaces of Hampstead Heath and Hampstead Garden Suburb's local amenities, shops and transport links.

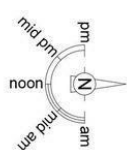
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- | | |
|----------------------|------------------------|
| • 4 Bedrooms | • 2 Reception Rooms |
| • 2 Bathrooms | • Private Garden |
| • Off Street Parking | • Beautifully Finished |
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Council Tax Band: G
EPC: D

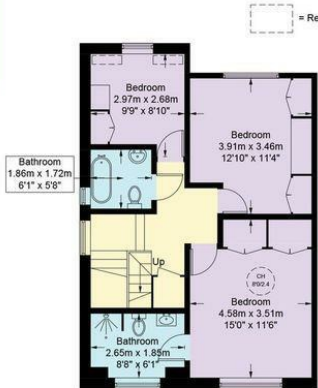
Devon Rise, N2

Approximate Gross Internal Area = 1819 sq ft / 168.9 sq m
(Including Restricted Height / Eaves Storage)

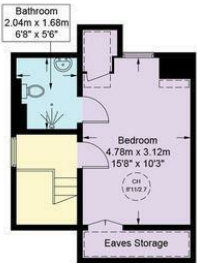
Restricted Height = 59 sq ft / 5.5 sq m



Ground Floor



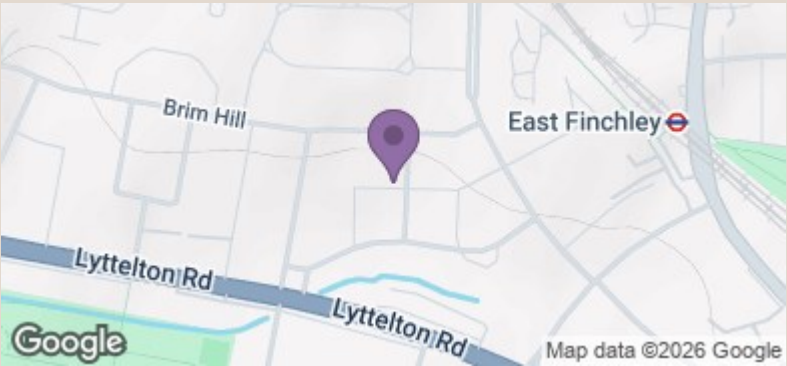
First Floor



Second Floor



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		EU Directive 2002/91/EC	