



Sutcliffe Close | London | NW11

Asking price £2,250,000 | Freehold

 3  3  2  E

ADN
RESIDENTIAL

OFF MARKET - A beautifully presented, design-led freehold house, thoughtfully reconfigured to a high specification and benefiting from off-street parking and a stunning south-facing garden, located in the heart of Hampstead Garden Suburb.

Arranged over three floors and extending to approximately 2,208 sq ft, this exceptional three double bedroom home offers well-balanced and versatile accommodation ideally suited to modern family living. The property features generous room proportions, elegant open-plan living spaces, and excellent natural light throughout.

The ground floor comprises a welcoming entrance hall with storage, a formal reception room, and an impressive open-plan kitchen and dining area with direct access to a patio and the rear garden-perfect for both everyday living and entertaining. A utility room and guest W/C complete this level.

The first floor hosts two spacious double bedrooms, including a luxurious principal suite with a dressing room, en-suite shower room and conditioning, alongside a contemporary family bathroom. The second floor provides a further double bedroom with an en-suite shower room, excellent built-in storage, and an additional store room/utility area.

Externally, the property boasts a beautifully maintained rear garden measuring approximately 67 ft, featuring a patio area and lawn, ideal for outdoor relaxation and entertaining.

Situated on a quiet residential close within the Hampstead Garden Suburb Conservation Area, the home enjoys a peaceful setting surrounded by tree-lined streets and green open spaces. Highly regarded schools are nearby, along with local amenities at Temple Fortune. East Finchley and Golders Green stations offer access to the Northern Line, while the open expanses of Hampstead Heath are within easy reach.

- Three Bedrooms
- Open Plan Kitchen/Reception
- Dressing Room
- Private Garden
- Two Reception Rooms
- Three Bathrooms
- Off Street Parking
- Air Conditioning

Council Tax Band: G
EPC: E







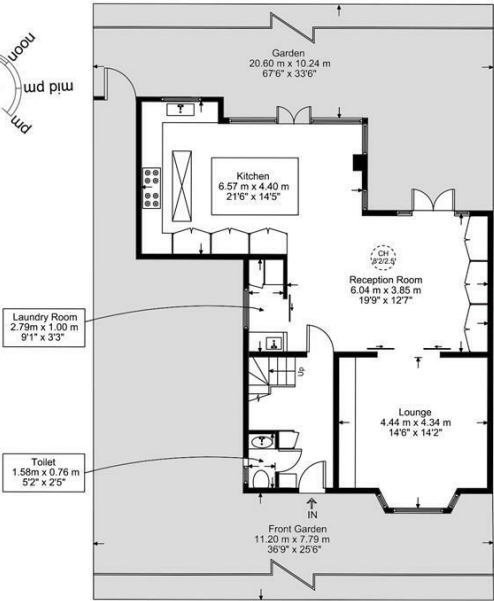
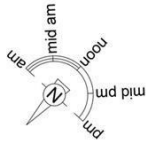




Sutcliffe Close, NW11

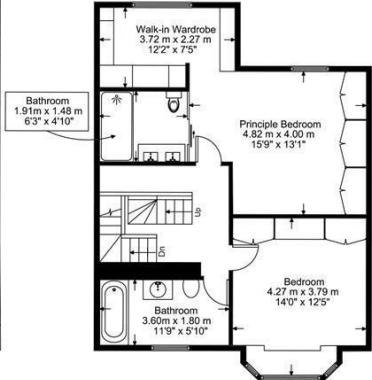
Approximate Gross Internal Area = 2208 sq ft / 205.1 sq m

Restricted Height = 152 sq ft / 14.2 sq m

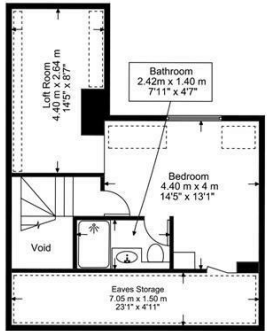


Ground Floor

= Reduced headroom below 1.5m/ 5' 0"



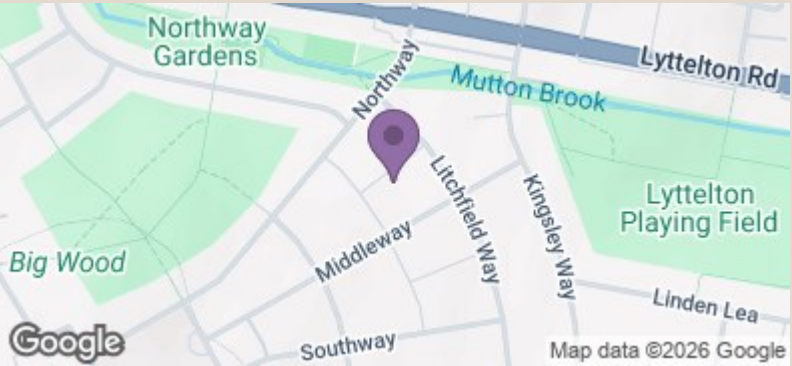
First Floor



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
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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