

Asmuns Place | London | NW11

Asking price £1,075,000 | Freehold

3 1 1 D

ADN RESIDENTIAL

A well-presented three bedroom Grade II listed freehold home offering approximately 1,157 sq ft of accommodation, situated in a sought-after residential location in the heart of Temple Fortune, Hampstead Garden Suburb.

The ground floor comprises a spacious and bright reception room with wooden flooring, guest W/C and a modern fully fitted kitchen with ample storage and an adjoining utility area providing direct access to a private rear garden with a lawn and mature hedging.

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, two further bedrooms and a contemporary family bathroom. Additional benefits include a converted attic room accessed via an electronically operated ladder, providing useful storage or versatile additional workspace.

Externally, the property enjoys a private rear garden, ideal for outdoor dining and entertaining, together with a front garden and entrance pathway.

Asmuns Place is conveniently located within easy reach of Temple Fortune's excellent selection of shops, cafés, restaurants and local amenities. Golders Green Underground Station (Northern Line) is approximately 0.7 miles away, providing convenient access to Central London. The property is also well positioned for several highly regarded local schools, including Brookland Infant and Junior Schools and The Henrietta Barnett School, as well as the open green spaces of Hampstead Heath Extension and Big Wood.

- Three Bedroooms
- Utility Room
- Private Front & Rear Gardens
- Guest W/C
- Reception Room
- Family Bathroom
- Converted Attic
- Permit Parking

Council Tax Band: F
EPC: D



















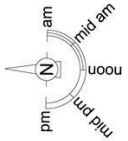






Asmuns Place, NW11

Approximate Gross Internal Area = 1157 sq ft / 107.5 sq m



Ground Floor **First Floor** **Second Floor**

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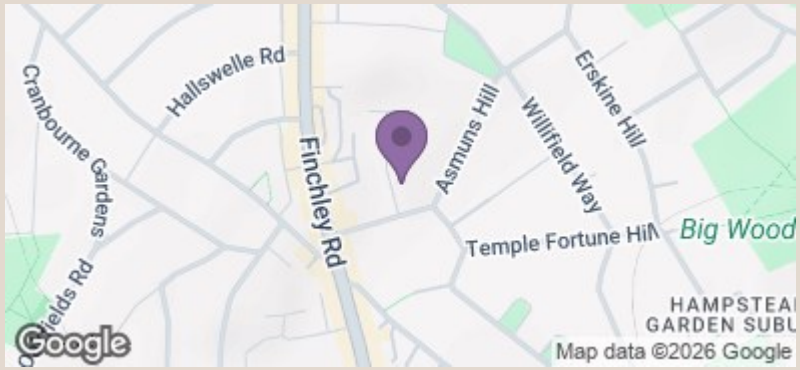
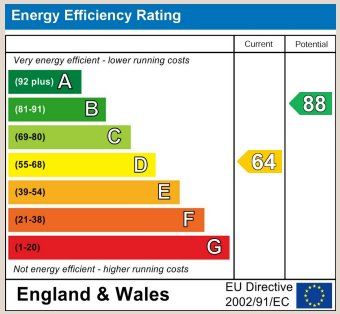
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS Certified Property Measurer





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