



Rowan Walk, Hampstead Garden Suburb, N2

Freehold

£3,200,000



800 finchley road, hampstead garden suburb, london, nw11 7tj

telephone 020 8458 5000 facsimile 020 8209 2068

email sales@litchfields.com web litchfields.com

offices also in crouch end & highgate

A lovely detached five bedroom family house set back behind a green on this desirable road on the south side of the Suburb situated off Holne Chase. This fabulous home offers approximately 2800 sq ft of accommodation arranged over 3 floors comprising a large entrance hall, family room, a spacious open-plan reception room/dining room/kitchen area measuring 37 ft 3 x 23 ft 6, a principal bedroom with a spectacular en-suite bathroom with a vaulted ceiling, four further bedrooms, family bathroom, shower room, utility room, guest cloakroom, off street parking and a magnificent landscaped rear garden extending to 89 ft. The property is located within easy access for the Heath Extension as well as the various shops, restaurants and transport facilities of both Temple Fortune and Market Place. Viewing of this fine home is highly recommended.

5 bedrooms | 3 bathrooms (1 en suite) | Open plan double lounge/dining room | Kitchen | Family room | Utility room | Downstairs wc | Large entrance hall | Off street parking | 89' rear garden | EOC=TBA





Rowan Walk



Approximate Gross Internal Area = 2639 sq ft / 245.1 sq m
 (Excluding Reduced Headroom / Eaves / Shed)
 Reduced Headroom / Eaves = 148 sq ft / 13.8 sq m
 Boiler Room = 27 sq ft / 2.5 sq m
 Total = 2814 sq ft / 261.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Whilst every effort is made to ensure these details are accurate, all measurements given are approximate and for guidance only. We are unable to comment on the structure of the building or services and any investigations should be carried out by a qualified surveyor. We strongly advise you to ensure that all legal aspects are fully investigated by your solicitor prior to a purchase. We have not applied tests to any appliances or equipment and therefore cannot verify these are in good working order. We understand from the vendor that the fixtures and fittings listed are to be included in the sale price but these may be subject to negotiation.