



GROSS INTERNAL AREA (INC AREAS OF RESTRICTED HEIGHT): 2028 SQ. FT / 188 SQ. M  
RESTRICTED HEIGHT AREA: 112 SQ. FT / 10 SQ. M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors are approximate. Whilst every care is taken into the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Cotman Close, NW11

A beautifully presented four-bedroom family home situated in a quiet close just moments away from the Heath Extension. Benefits including a private west facing rear garden, off-street parking, large principle suite with separate dressing room and flexible top floor accommodation contribute to creating this outstanding house.

Cotman Close is nestled in the heart of the south side of the Suburb, conveniently located for the shopping, transport, restaurants and amenities of both Temple Fortune and Golders Green.

ENTRANCE HALL: KITCHEN/DINING ROOM: LOUNGE: PLAYROOM: PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN SUITE: 3 FURTHER BEDROOMS (1 WITH EN SUITE BATHROOM & DRESSING ROOM): FAMILY BATHROOM: GUEST WC: REAR GARDEN: OFF-STREET PARKING

**JOINT AGENT**

**£2,250,000**

