



glentree
INTERNATIONAL

020 8458 7311

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HILL TOP NW11



FREEHOLD. JOINT AGENT.

£1,350,000

RECEPTION/DINING ROOM: KITCHEN: 4 BEDROOMS: 2 FAMILY BATHROOMS: GUEST WC: REAR AND FRONT GARDEN: EPC RATING D:

COUNCIL TAX BAND G

A fabulous four bedroom semi-detached house arranged over 3 floors, having been meticulously refurbished over the last few years to a high standard and offering contemporary living, whilst retaining a host of period features, boasting parquet wood floors to the ground floor.



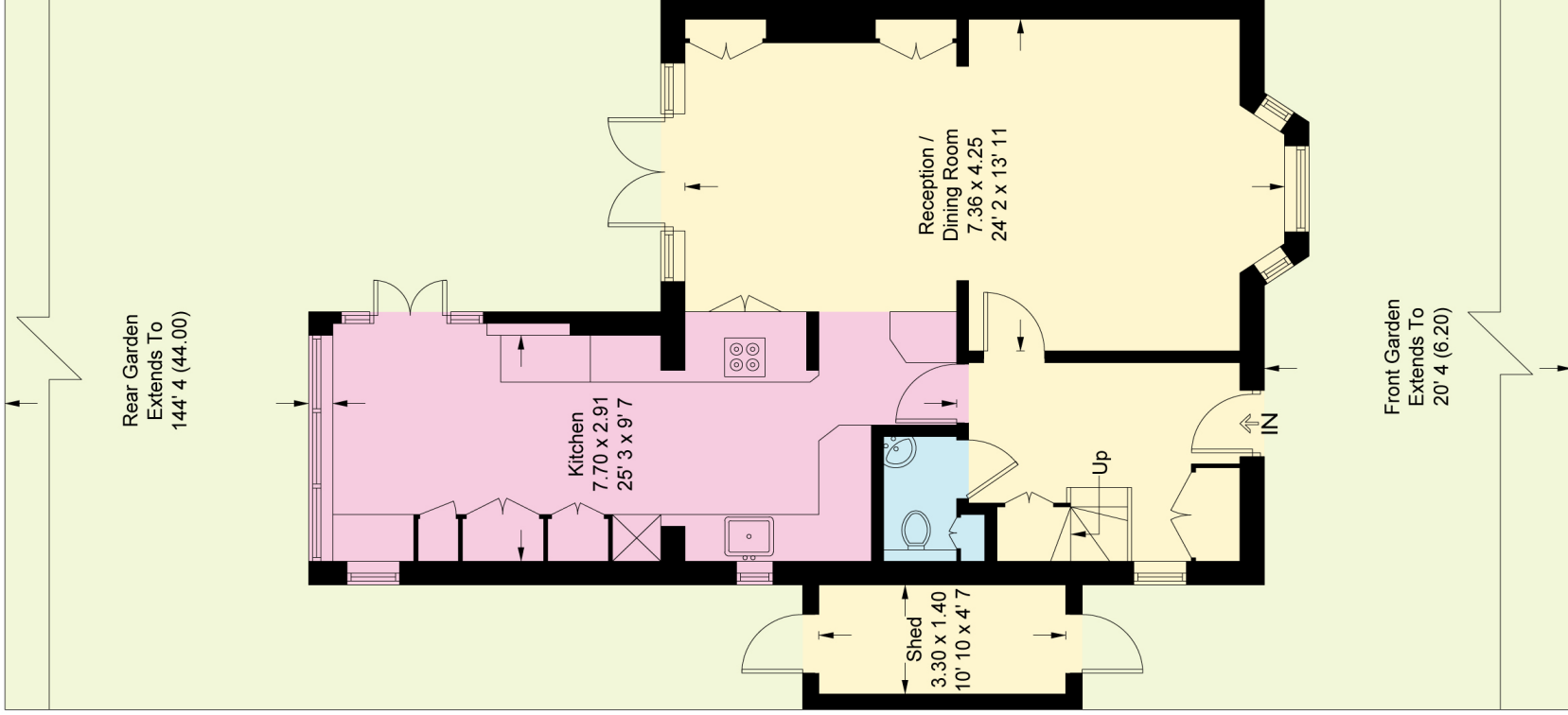
There is a lovely extended kitchen/breakfast room opening onto the superb and 144" rear garden, with a large patio, ideal for alfresco dining.

Located on this much sought after road and a short walk to Brookland School, The Market Place with its selection of supermarkets, shops, cafes and restaurants, as well as extensive bus routes are also close by. We would highly recommend an immediate viewing.

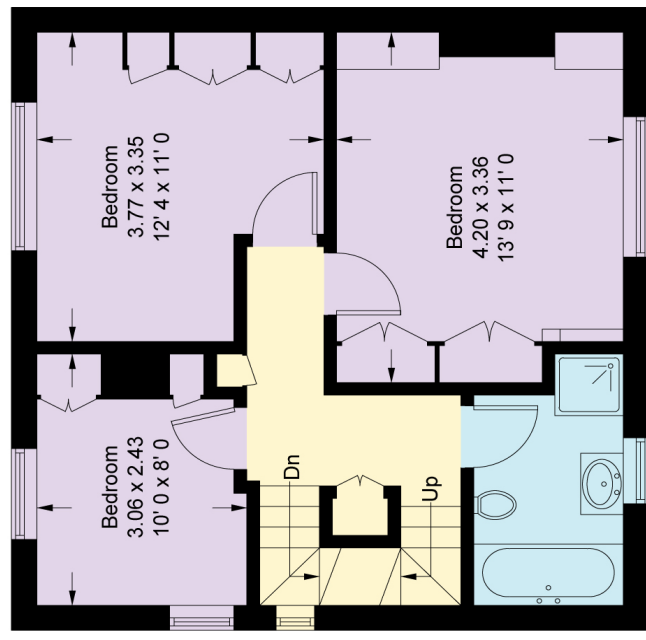
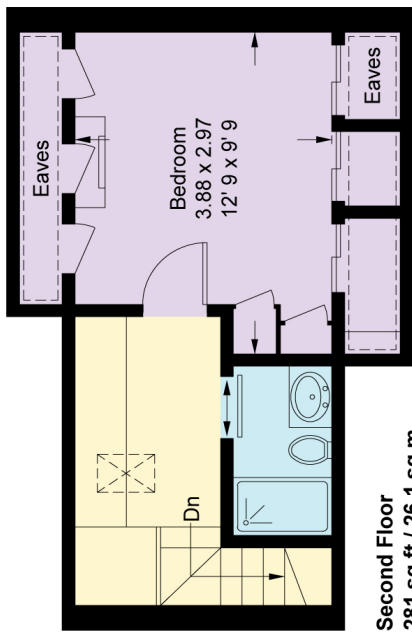


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Approximate Gross Internal Area = 1422 sq ft / 132.1 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 36 sq ft / 3.4 sq m
Shed = 46 sq ft / 4.3 sq m
Total = 1504 sq ft / 139.8 sq m



= Reduced headroom below 1.5m / 5'0



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property, if any points are particularly relevant to your interest in the property please ask for further information/verification. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property, it should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any reference is made to planning permissions or potential uses such information is given by Glenree International in good faith. Purchasers should however make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.