



HOLNE CHASE, N2



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020 8458 7311

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**SOLE AGENT. FREEHOLD.  
GUIDE PRICE £4,500,000**

**3 RECEPTION ROOMS: KITCHEN: PRINCIPAL BEDROOM WITH  
DRESSING ROOM & EN SUITE BATHROOM: 4 FUTURE BEDROOMS (2 WITH  
EN SUITES): FAMILY BATHROOM: STUDY: GUEST WC: OFF-STREET PARKING:  
REAR GARDEN: EPC RATING - D**

Spanning 3,606 sq ft of bright and spacious accommodation over 3 floors, is this unique and larger than average 5 double bedroom detached family home. Situated on one of Hampstead Garden Suburbs finest addresses this wonderful property has been meticulously designed to offer a modern open plan style of living.





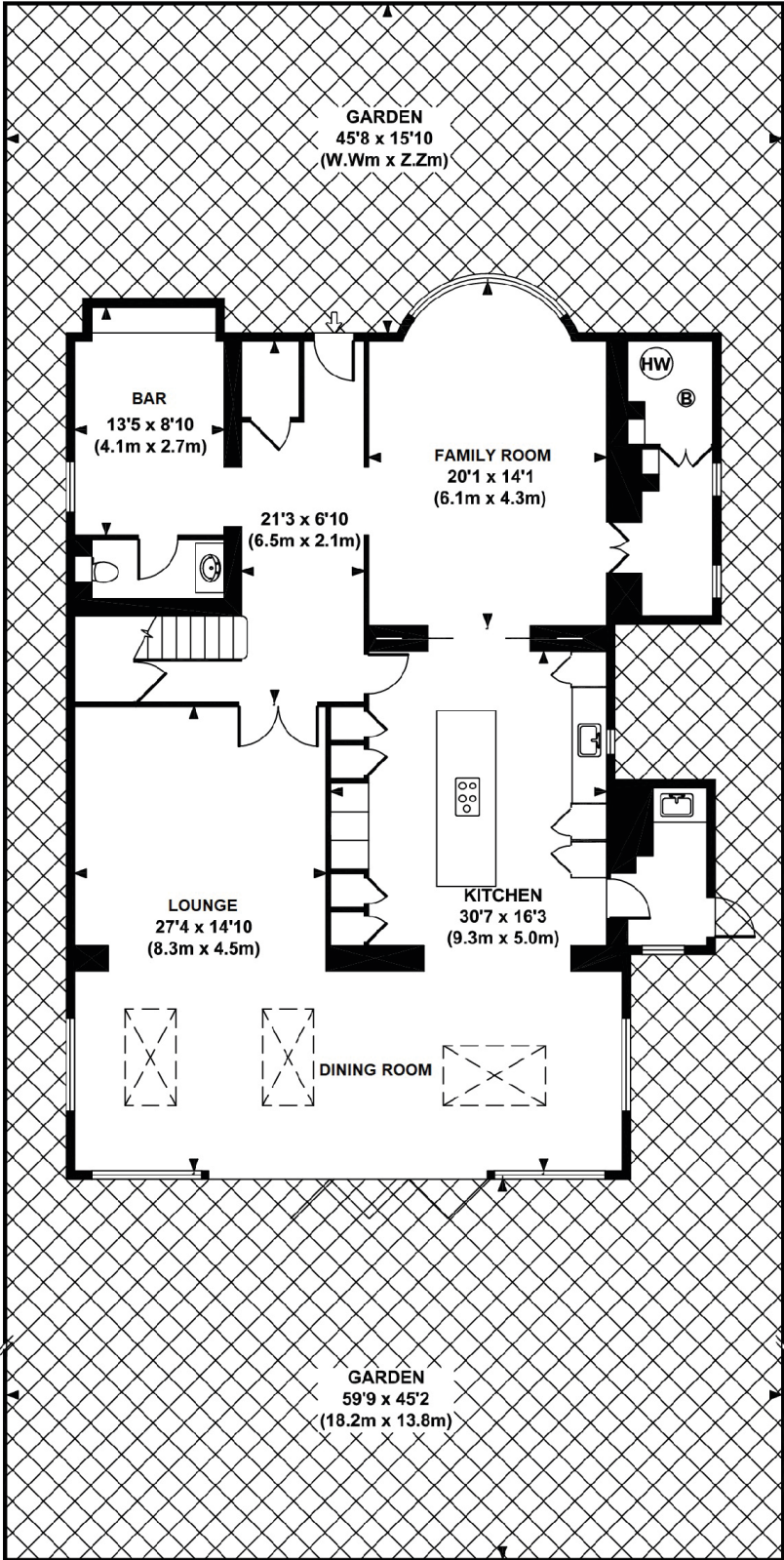
On the ground floor you are met with floor to ceiling doors in a wide entrance hallway. The hallway leads into to 3 separate reception rooms which consist of a bar, separate family room (and prayer room), a large 'L' shaped, open plan lounge and dining room which also offer unusual and modern bi folding glazed doors that lead out onto a beautifully manicured south facing rear garden. There is a stunning, streamlined Hacker kitchen which also has a utility room.

The first floor offers a utility cupboard and 3 large double bedrooms which are all en suite and have fitted wardrobes. The principal bedroom suite offers a walk-in dressing room and a luxurious bathroom suite comprising a large double shower and separate bath. The second floor offers an open plan study area (could be make into a 6th bedroom), family bathroom and 2 further double bedrooms.

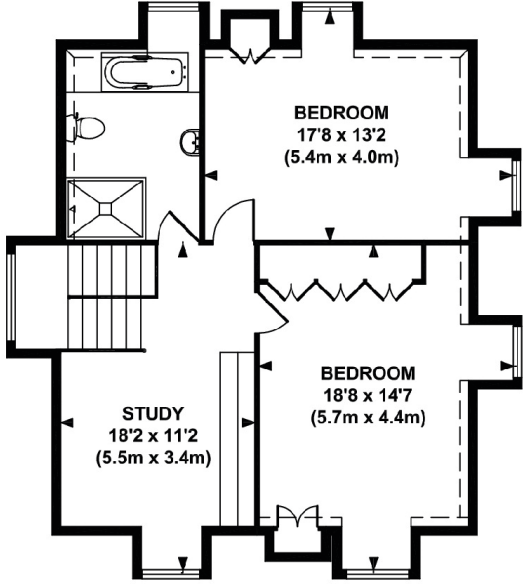
Further benefits include off street parking, walking distance to Anne Mount and Kerem junior schools and the Heath Extension.



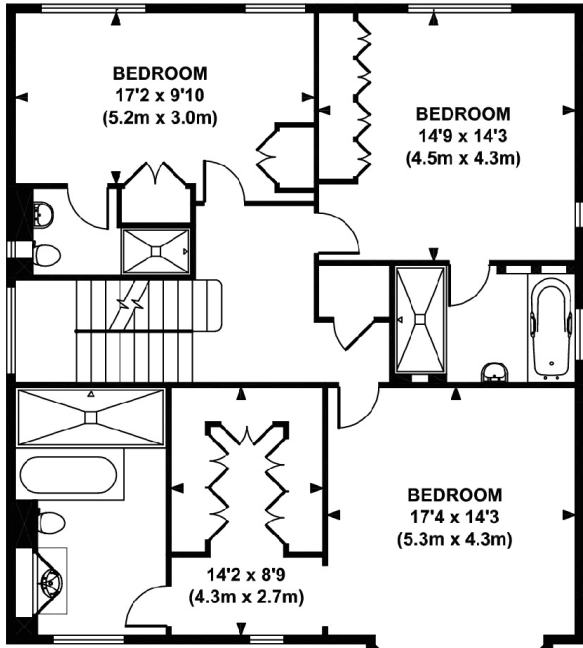




**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1730 SQ FT**



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 712 SQ FT**



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1164 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 3606 SQ FT / 335 SQ M**

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