



## **RAEBURN CLOSE**

Hampstead Garden Suburb  
London  
NW11

Asking Price  
£2,795,000

Joint Sole Agent

A deceptively spacious (236.35 sq m/2544 sq ft) family house peacefully situated in this desirable turning just off Wildwood Road.

The house which was comprehensively refurbished approximately 6 years ago is presented in excellent decorative order throughout and provides versatile accommodation arranged over three floors including an extended kitchen/breakfast room and is complimented with a landscaped west facing rear garden and off street parking for two cars.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

## RAEBURN CLOSE

Hampstead Garden Suburb  
London  
NW11

Located approximately 100 metres from the Heath Extension and approximately 1 mile from the fashionable cafes and shopping amenities of Temple Fortune and Golders Green Underground station (Northern line).

Asking Price  
£2,795,000  
Subject To Contract

Joint Sole Agent

Freehold



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## ACCOMMODATION

- Principle Bedroom Suite with Dressing Room and Bathroom
- 3 Further Bedrooms
- Family Bathroom
- Shower Room (En-suite)
- Double Reception Room/Dining Room
- Kitchen/Breakfast Room
- Guest WC

## AMENITIES

- Balcony
- Front Garden
- West Facing Rear Garden
- Off Street Parking For 2 Cars

**COUNCIL TAX: H**

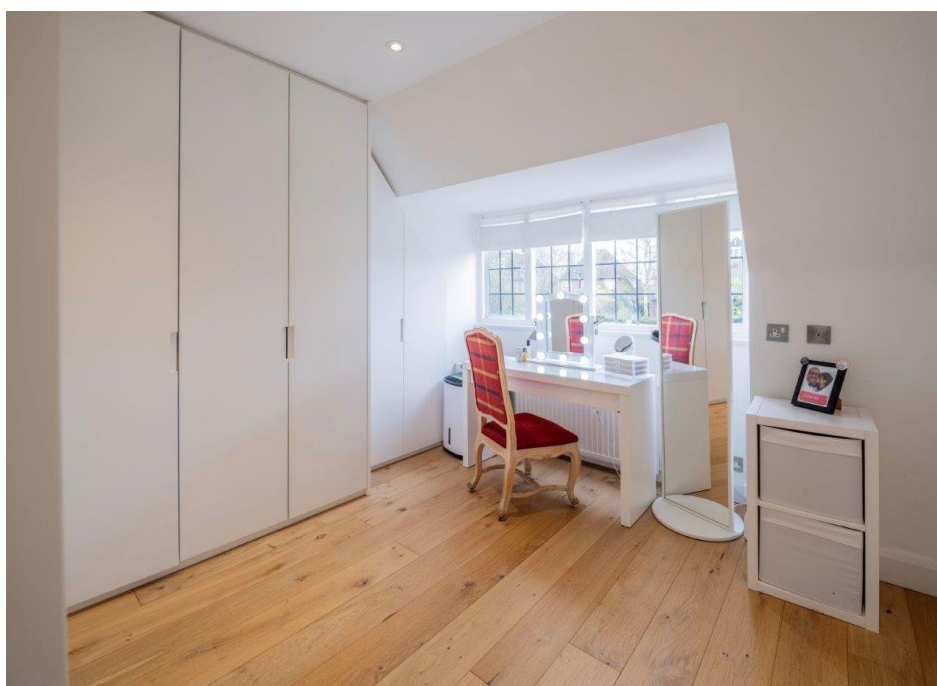
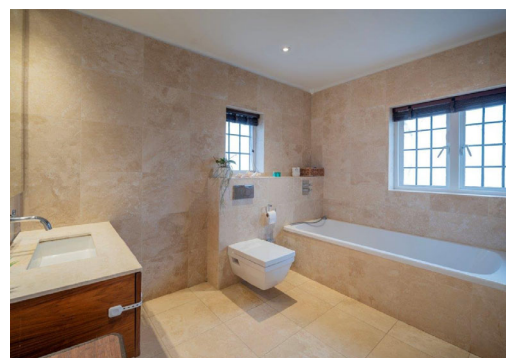
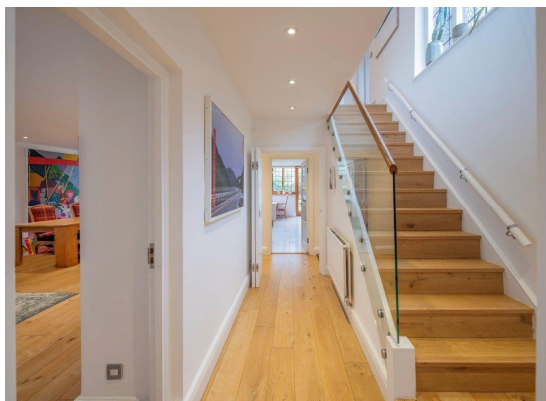
**EPC RATING: E**



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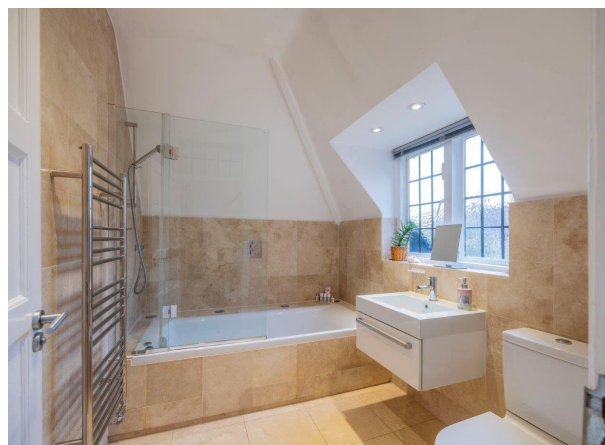
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# ASTON CHASE



Ground Floor

## Raeburn Close, NW11

Approximate gross internal area

2544 sq ft / 236.35 sq m

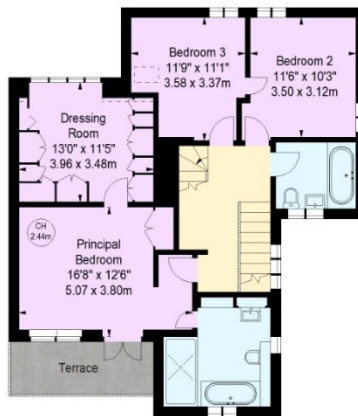
(Including Eaves Storage & Restricted Height Under 1.5m )

Eaves Storage & Restricted Height Under 1.5m

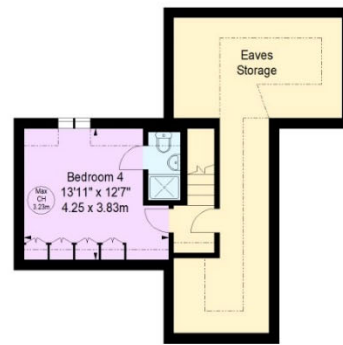
324 sq ft / 30.10 sq m



Key :  
CH - Ceiling Height



First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		<b>77</b>
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>	<b>40</b>	
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England, Scotland & Wales		EU Directive 2002/91/EC	

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### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.