



ADDISON WAY

Hampstead Garden Suburb

London

NW11

Asking Price

£895,000

Sole Selling Agent

An excellent opportunity to purchase a bright and well planned competitively priced double fronted semi-detached artisan cottage (122.54 sq m/1,319 sq ft) built circa 1912 and featuring off-street parking for two cars and a fabulous 80 x 40 rear garden backing directly onto Little Oak Wood Nature Reserve.

ASTON CHASE

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

astonchase.com

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Asking Price
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Subject To Contract

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Freehold

The property is conveniently located just a ten minute walk from the extensive shops and cafes of Temple Fortune (including Marks & Spencer and Waitrose) and to the varied local shops and cafes of The Market Place in addition to which, several bus routes provide easy access to both East Finchley and Golders Green Underground Stations (Northern Line) and also directly into the West End.



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ACCOMMODATION

- 3 Bedrooms
- Family Bathroom
- Reception Hall/Study
- Reception Room
- Kitchen with adjoining Breakfast Room/TV Room

AMENITIES

- 38'6 x 36 Front Garden with adjoining Drive providing Off-Street Parking for 2 Vehicles
- 80 x 39'9 Rear Garden with Gate opening directly onto Little Oak Wood Nature Reserve

COUNCIL TAX: G (London Borough of Barnet)

EPC RATING: D



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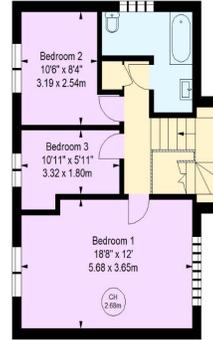
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Addison Way,
Hampstead Garden Suburb, NW11

Approximate gross internal area
122.54 sq m / 1319 sq ft



First Floor

Key :
CH - Ceiling Height



Ground Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.