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KINGSLEY WAY N2



FREEHOLD. SOLE AGENT.

GUIDE PRICE £2,795,000.

ENTRANCE HALL: RECEPTION ROOM: DINING ROOM: FAMILY ROOM:

KITCHEN/BREAKFAST ROOM: PRINCIPAL BEDROOM WITH EN SUITE: 5

FURTHER BEDROOMS: 2 FAMILY BATHROOMS: UTILITY ROOM: REAR

GARDEN: OFF-STREET PARKING: COUNCIL TAX BAND H



Offering over 2,500 sq ft of living accommodation arranged over three floors, this impressive six-bedroom, three-bathroom detached family home occupies a highly desirable position on the south side of Hampstead Garden Suburb.

The property is beautifully presented throughout and enjoys a wonderful outlook, backing directly onto Lyttelton Playing Fields with views across the surrounding green open space.

The ground floor comprises a welcoming entrance hallway with double doors leading into a family TV room, a newly fitted kitchen/breakfast room and an impressive double reception room spanning the rear of the property with two sets of French doors opening directly onto the beautifully landscaped rear garden and a guest w.c.



The first floor provides four generous double bedrooms and two bathrooms, with the principal bedroom benefiting from its own en-suite bathroom. The top floor offers two further bedrooms, one of which is currently arranged as an office/games room, together with an additional family bathroom and a separate utility room.

Ideally located, the property is within easy walking distance of the extensive amenities of The Market Place and East Finchley Underground Station is also just a short walk away, providing excellent transport links into central London.









Kingsley Way N2

Gross internal area (approx.)

2770 Sq ft (257 Sq m) Including Under 1.5

2512 Sq ft (233 Sq m) Excluding Under 1.5

Site Area (approx.)

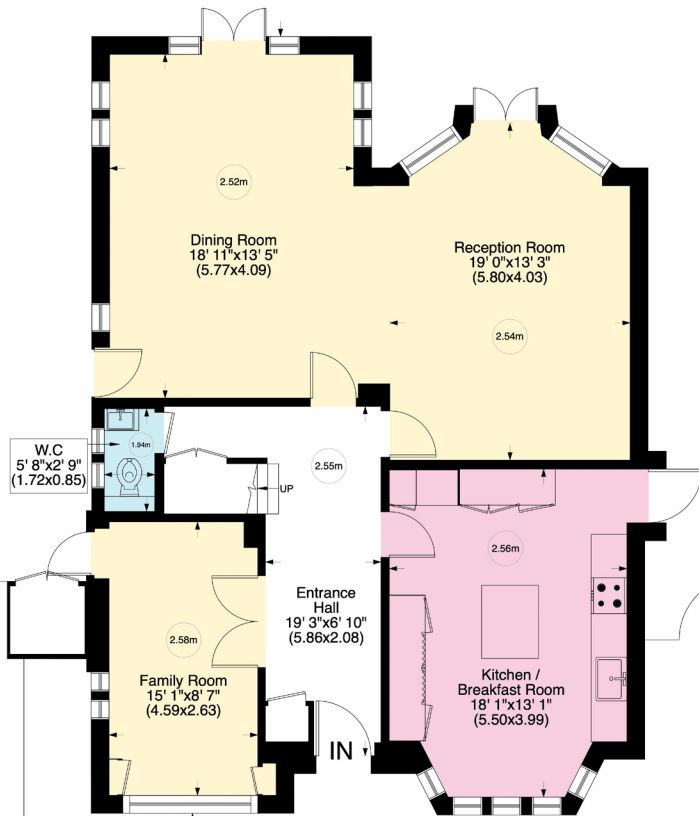
Acre 0.13 Hectares 0.054

For identification only, Not to Scale

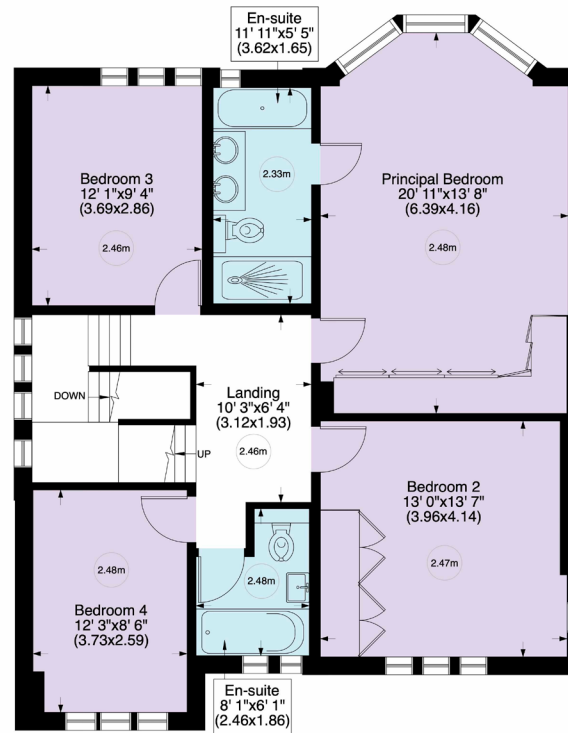
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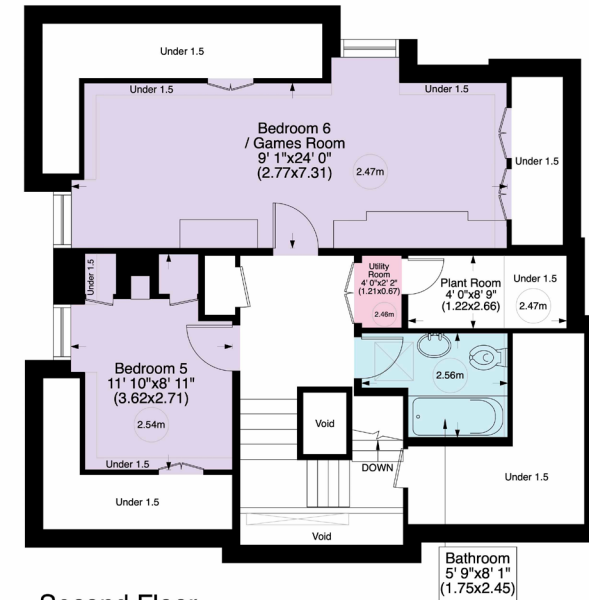
Garden
58' 6"x45' 7"
(17.83x13.89)



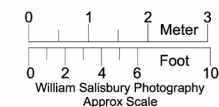
Ground Floor - Approx 1064 Sq ft - 99 Sq m



First Floor -
Approx 973 Sq ft - 90 Sq m



Second Floor -
Approx 733 Sq ft - 68 Sq m



Not to Scale, for guidance only and must not be relied upon as a statement to fact.

All measurements areas are approximate only

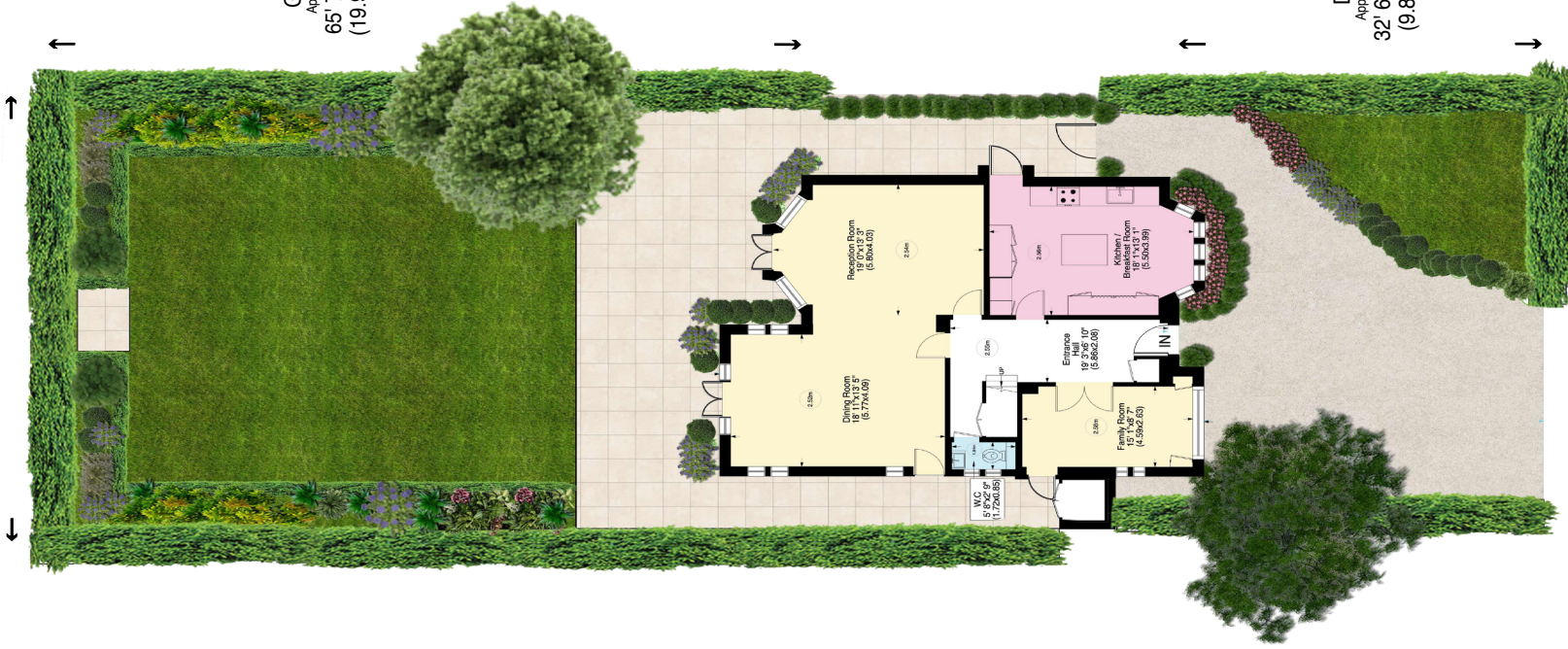
(and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Kingsley Way N2

Gross internal area (approx.)
2,770 Sq ft (257 Sq m) Including Under 1.5
2,512 Sq ft (233 Sq m) Excluding Under 1.5

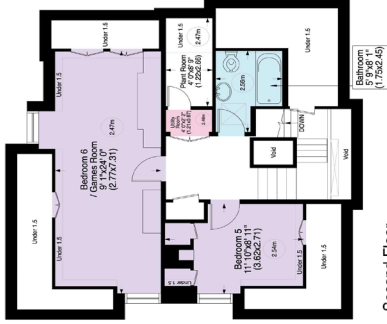
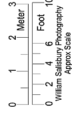
Site Area (approx.) Acre 0.13 Hectares 0.054

For identification only, Not to Scale Produced for and copyrighted, to Glentree ©



Garden
Approximately
65' 7" x 45' 7"
(19.99x13.89)

Drive
Approximately
32' 6" x 42' 4"
(9.87x12.9)



Second Floor -
Approx 733 Sq ft - 68 Sq m



First Floor -
Approx 973 Sq ft - 90 Sq m

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 Glentree 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.