



**HAMLET SQUARE, LONDON, NW2**  
**£850,000 FREEHOLD**

**A spacious 3 storey family home in this extremely popular gated development**

3 Bedrooms/ Potential for Further Bedroom  
& Bathroom/ End of Terrace/ Westerly Facing  
Garden/ Chain Free/ Ready For Occupation/  
EPC Rating: C / Council Tax Band: Barnet - F



## DESCRIPTION:

Located at the commencement of this modern gated Estate is this excellent example of these extremely popular 3 bedroom 3 story modern houses. The house is quietly situated with a South Westerley rear aspect and neighbours to 1 side only. Accommodation comprises, on the ground floor a guest WC and large kitchen/diner plus a large integral garage which the majority of houses within the development have converted into a further living room or bedroom.

On the 1<sup>st</sup> floor is the main living room with double doors to a balcony overlooking the garden, and the main bedroom. In many other examples of this bright and spacious property a further bathroom has been added to this floor, often serving as an ensuite to the main bedroom. A staircase leads to the 2<sup>nd</sup> floor where there are 2 further bedrooms and a bathroom.

Access to the rear garden is via French doors from the kitchen diner but also via a side gate; the benefit of being at the beginning of the row. Externally to the front there is off street parking for 1 car and of course one of the main benefits of the development is the electronic gates at the entrance. Not only does this add to the security but it creates a sense of quiet and tranquillity, yet still being within approximately ½ mile of Central Golders Green.

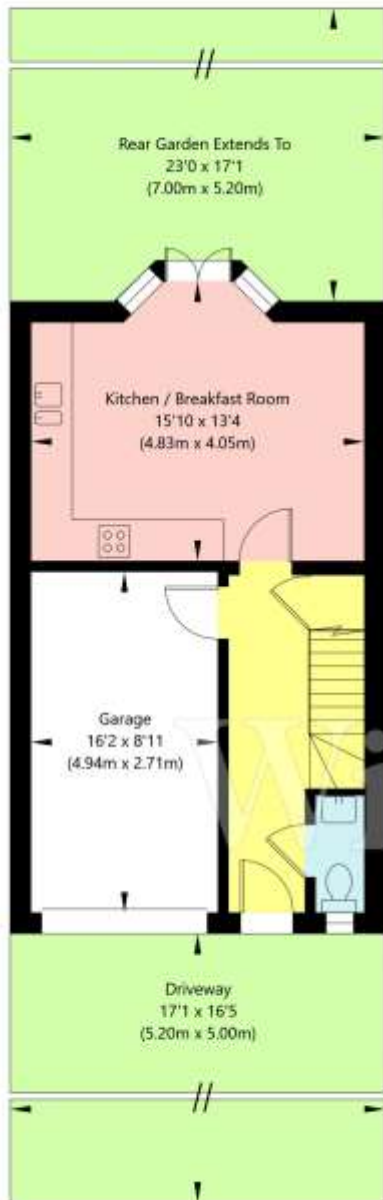
Overall this is a great opportunity to purchase a reasonably priced modern house, close to Central London with huge benefits and great scope for further enhancement. Surely a real investment for the future!

There is no upper chain and viewing is highly recommended.

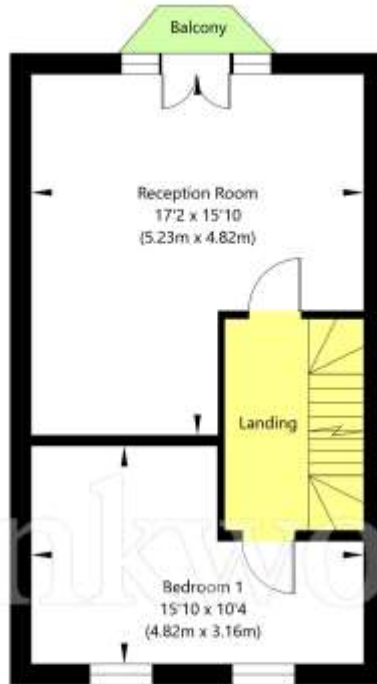




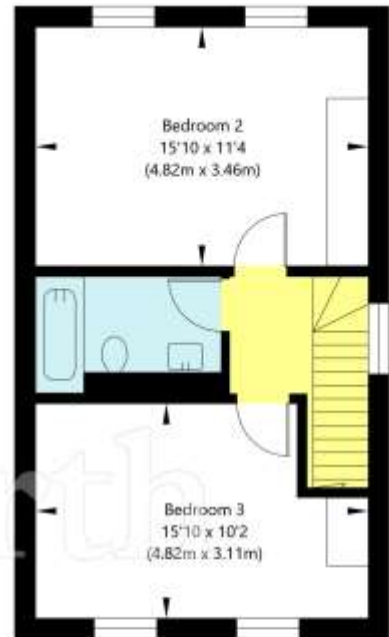
# Hamlet Square, London NW2 1SR



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 42.23 SQ M / 455 SQ FT



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 41.16 SQ M / 443 SQ FT



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 41.26 SQ M / 444 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 124.65 SQ M / 1342 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.