



DERGINGHAM ROAD, NW2
£1,300,000 FREEHOLD

A LOVELY FAMILY HOME WITH EXCEPTIONAL ACCOMMODATION

**2 RECEPTION ROOMS/ UTILITY ROOM/ FABOLOUS
KITCHEN & BREAKFAST ROOM/ 6 BEDROOMS/ 2
BATHROOMS/ LARGE STORAGE UNIT TO REAR
GARDEN/ SEPARATE SIDE PASSAGE/OFF STREET
PARKING/ EPC RATING: D/ COUNCIL TAX BAND:
BARNET - F**



DESCRIPTION:

We are delighted to offer this early turn of the century (20th) arts of crafts semi-detached, family home. Dersingham Road is located in the Childs Hill area which is situated between Golders Green, West Hampstead and Willesden Green. Dersingham Road is accessed via off Purley Avenue.

The house has been sympathetically extended and accommodation currently comprises on the ground floor, 2 separate reception rooms, a utility room and a bright and spacious contemporary kitchen/diner. There is also a guest WC. On the 1st floor there are 4 bedrooms plus a combined bathroom & WC. The 1st floor staircase continues upwards to a fully converted loft area with 2 additional bedrooms and a further bathroom, thus making a total of 6 bedrooms and 2 bathrooms over 2 floors. Externally to the rear of the house is a substantial garden with a designated seating area, a lawned area and borders to both sides. To the rear of the garden is a very substantial detached building which could also be adapted into a home office or gym.

Externally to the front of the house is a brick driveway with off street parking.

Overall this is a lovely period house with many original features; viewing is highly recommended.

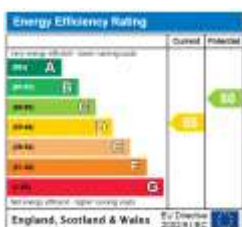
Broadband Availability

Networks in your area - Hyperoptic, Virgin Media, Openreach

Standard	16 Mbps	1 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1000 Mbps	1000 Mbps	✓

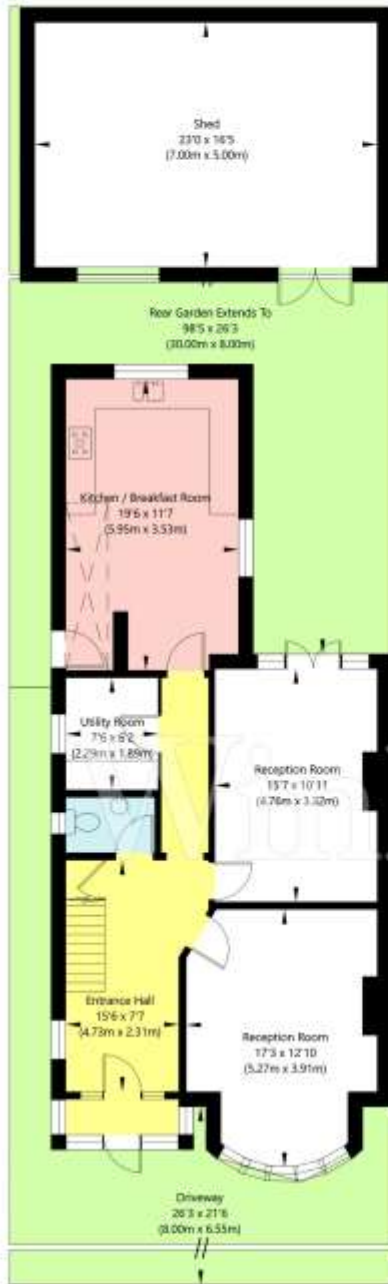
Mobile Coverage

EE	Likely
Three	Likely
O2	Likely
Vodafone	Limited

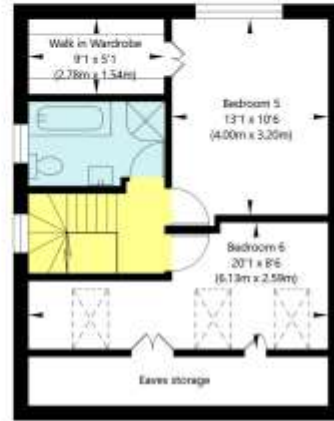




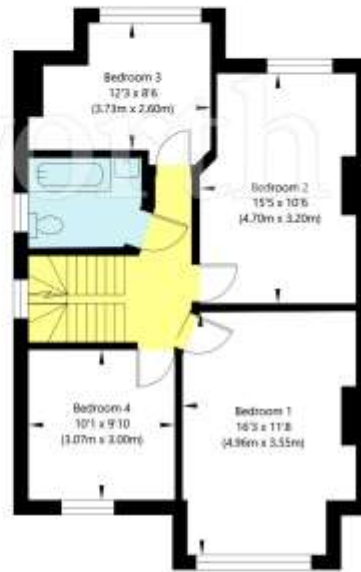
Dersingham Road, London NW2 1SL



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 81.47 SQ M / 877 SQ FT



Loft
GROSS INTERNAL FLOOR AREA
APPROX. 41.35 SQ M / 445 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 64.32 SQ M / 692 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 222.14 SQ M / 2391 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.