

BROOKLAND RISE, HAMPSTEAD GARDEN SUBURB, NW11
£595,000 LEASEHOLD

**A BEAUTIFULLY RENOVATED GROUND-FLOOR FLAT
POSITIONED NEAR EAST FINCHLEY AND GOLDERS
GREEN NORTHERN LINE STATIONS...**

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

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DESCRIPTION:

Experience contemporary living in this spacious, beautifully renovated ground-floor flat, ideally located in NW11 6DH. Perfect for professionals and families alike, this property is conveniently positioned near East Finchley and Golders Green Northern Line stations, making central London easily accessible.

Situated within the catchment area of Brookland Junior School and close to Henrietta Barnett Secondary School, it's an ideal choice for families. Brent Cross Shopping Centre is also nearby, offering an array of shops, restaurants, and entertainment options.

This generous flat offers three large double bedrooms with fitted wardrobes, two stylish bathrooms, and a stunning kitchen equipped with Quartz countertops and premium Siemens appliances, ideal for cooking enthusiasts.

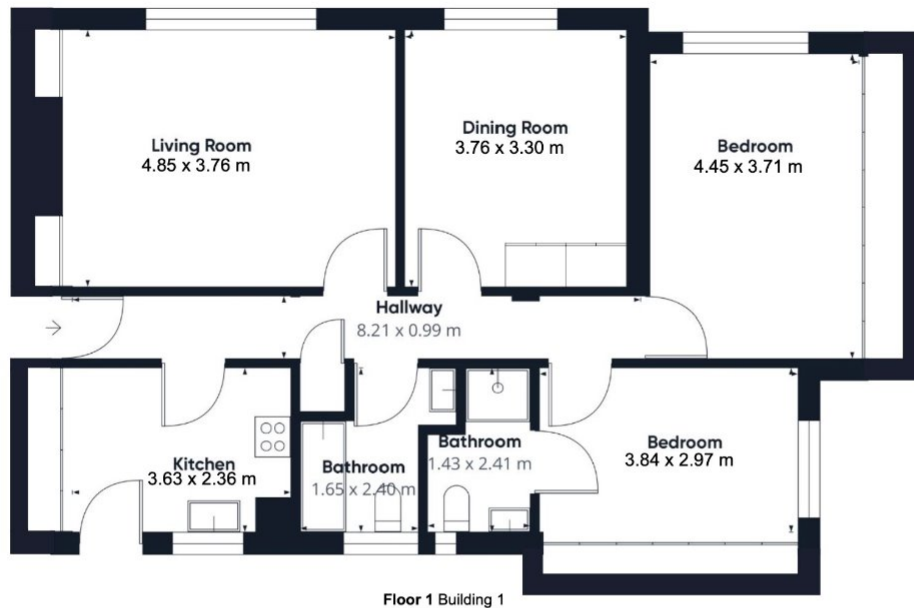
The inviting lounge features a modern TV wall unit, perfect for relaxation and entertaining. Additional highlights include a security alarm, ceiling speakers in four rooms, and a garage with a new roof, providing valuable extra storage space.

AT A GLANCE

- GROUND FLOOR
- NEWLY REFURBISHED
- THREE BEDROOMS
- TWO BATHROOMS
- GARAGE
- LONG LEASE







Approximate total area⁽¹⁾
85.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 168 year and 0 months

Service Charge: £2700

Ground Rent: £ 0

Council Tax Band: TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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