



DINGWALL GARDENS, NW11
£1,300,000 FREEHOLD

A SIMPLY STUNNING 4 BEDROOM 3,5 BATHROOM (2 EN-SUITE) ENTIRELY RE-CONSTRUCTED FREEHOLD HOUSE

*4 bedroom/ 3,5 bathroom/ Open plan/ Newly refurbished/ Double glazed/
Residence on-street parking/ Private Garden/ Modern underfloor heating/
Modern Kitchen with fitted appliances/ Utility room/
Spacious, bright new loft/ EPC Rating: D/ Council Tax Band: F*



DESCRIPTION:

A simply stunning 4 bedroom 3,5 bathroom (2 en-suite) entirely re-constructed freehold house located in a quiet no through road equidistant to both Golders Green and Temple Fortune. Hampstead Garden Suburb and the Heath extension are within approximately 1/2 mile.

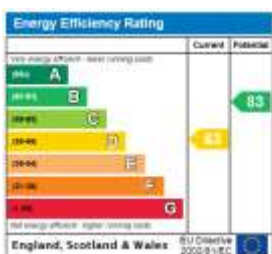
The house has been designed to maximise both light and space and is finished to a high specification.

Accommodation comprises a bright and spacious open plan lounge/diner with a high spec contemporary fitted kitchen with integrated appliances. All bedrooms are doubles, and two on the first floor are en-suite. All three en-suite and family bathrooms are very spacious with windows.

Double glazed windows, insulated new loft, and underfloor heating in the whole building ensure energy efficiency to a high standard. The utility room is located on the top floor, with ready-to-fit access for appliances.

There is direct access to a private rear garden with a patio area from the living room. On entering the house, it is immediately noticeable that a significant amount of care and thought has gone into the design with additional height ceilings and doors for all the main rooms. Consequently, this bright and airy family house feels particularly large and spacious.

The property will be sold as a freehold.

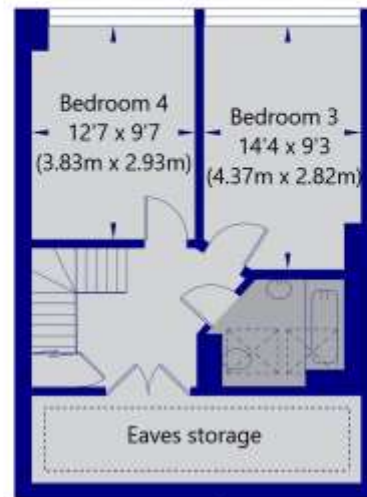




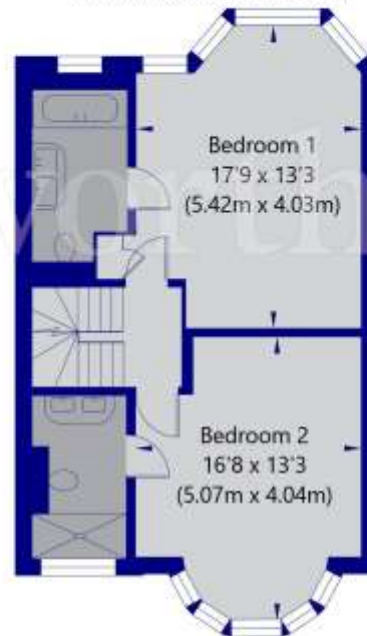
Dingwall Gardens, London, NW11 7ET



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 71.45 SQ M / 769 SQ FT



Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 48.3 SQ M / 520 SQ FT



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 55.37 SQ M / 596 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 175.12 SQ M / 1885 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.