



**NEW END**  
**HAMPSTEAD VILLAGE, NW3**



A charming Grade II listed Queen Anne cottage located in an enviable position within Hampstead village.

The accommodation is arranged over three floors and retains a wealth of period features, extending to approximately 1,536 square feet (143 sq. m.).

The living room on the ground floor opens on to the kitchen and dining room beyond, that in turn opens onto the southerly facing courtyard garden.

On the first floor there is a sitting room, double bedroom, family bathroom and study, whilst to the second floor there are an additional two bedrooms and a further bathroom.

**ACCOMODATION & AMENITIES**

LIVING ROOM, KITCHEN, DINING ROOM, GUEST W.C., SITTING ROOM, STUDY, THREE BEDROOMS, TWO BATHROOMS,  
PRIVATE COURTYARD GARDEN, RESIDENTS PARKING CA-H

**GUIDE PRICE £2,750,000**

**SOLE AGENT**

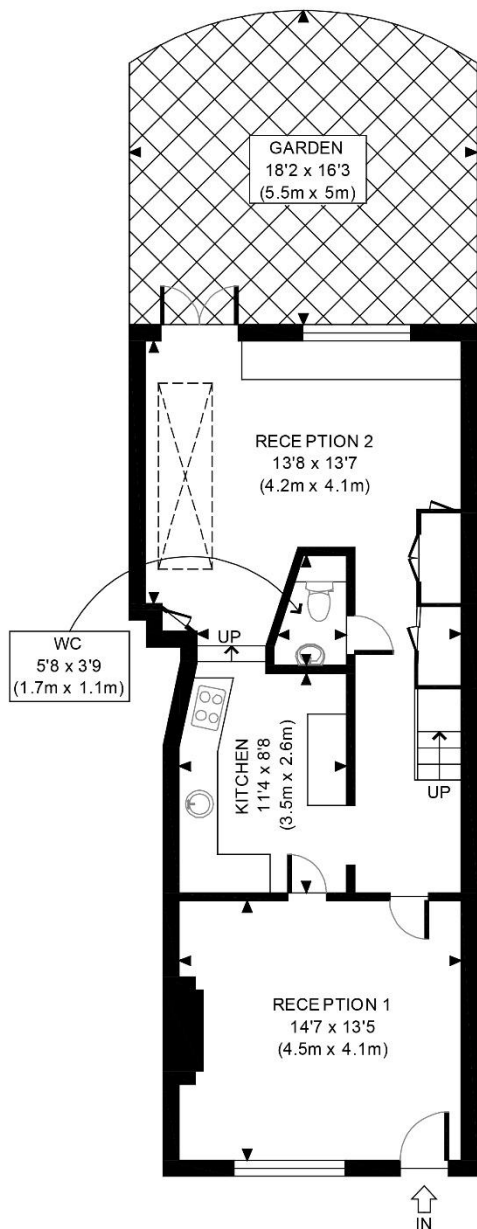
**FREEHOLD**



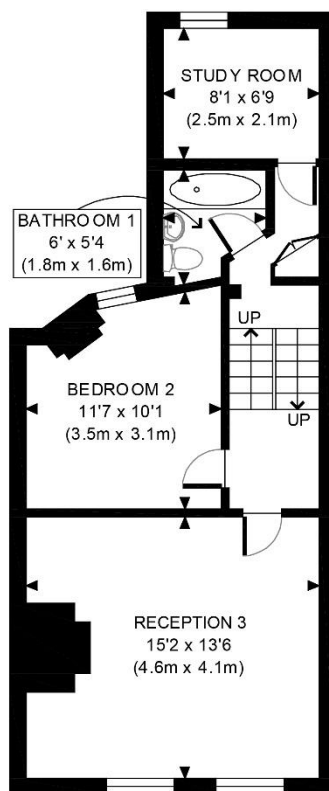




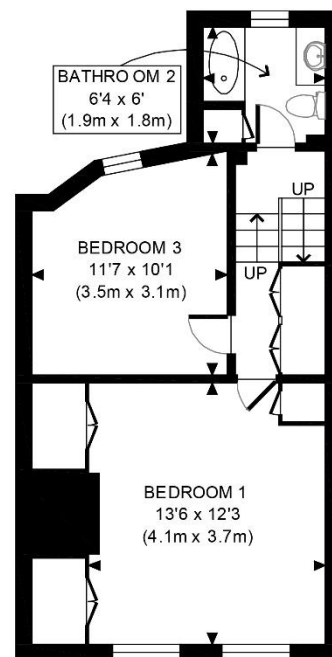




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 640 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 482 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 414 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1536 SQ FT / 143 SQM		New End NW3	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	16/07/20
		<b>photoplan</b> 