



A well balanced semi-detached family home, situated on a pretty and quiet residential road.

**Southway, Hampstead Garden Suburb, London, NW11**

£2,450,000 Freehold





Charming semi-detached house • A large double reception room • 5 bedrooms • Three bath/shower rooms • Guest cloakroom • Pretty private rear garden • Off-street parking and garage

### About this property

This home provides well balanced accommodation and is arranged over three floors, offering approximately in excess of 2,426 square feet of internal floor area.

The house is complemented by an attractive rear garden, mainly laid to lawn, and off-street parking incorporated into the front gardens well as a garage.

Accommodation comprises: Entrance hall, double reception room, integral garage, kitchen/breakfast room, 5 bedrooms, 3 bath/shower rooms, guest cloakroom, attractive rear garden, off-street parking and a garage.

### Local Information

Southway, which is situated on the favored south side of Hampstead Garden Suburb, runs from Central Square to Litchfield Way. Shopping and public transport facilities are located at the Market Place and Temple Fortune.

### Tenure

Freehold

### Local Authority

London Borough of Barnet

### Energy Performance

EPC Rating = E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hampstead Office.  
Telephone: +44 (0) 20 7472 5000.





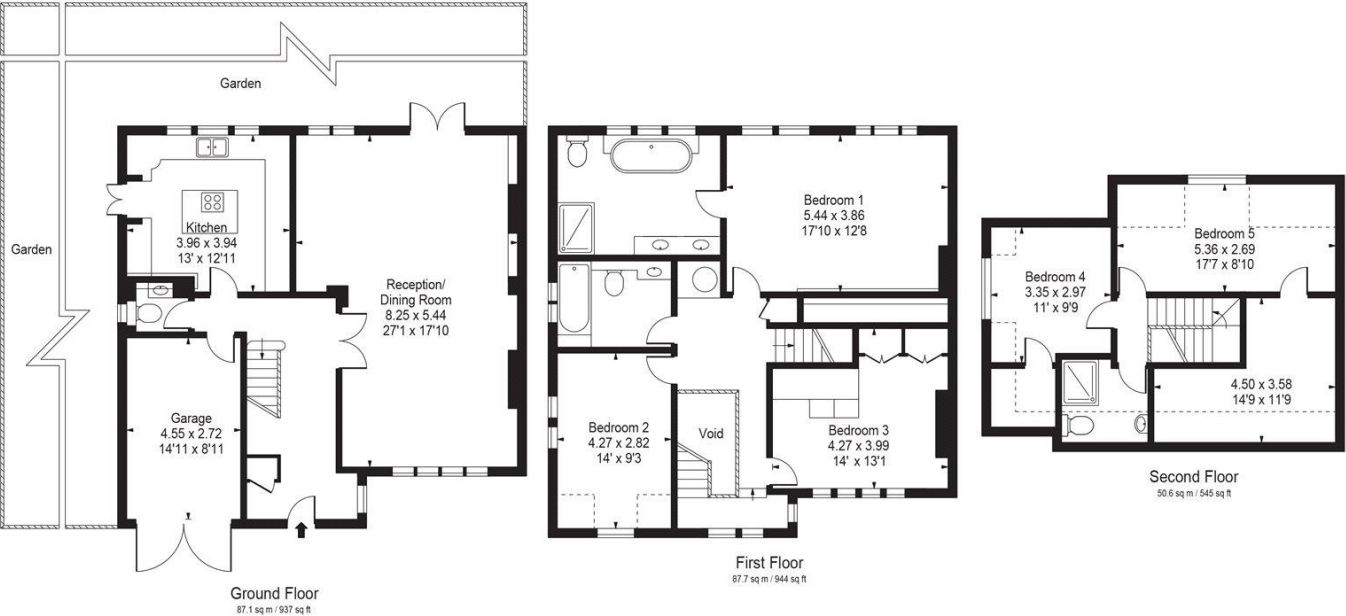


Southway, Hampstead Garden Suburb, London, NW11  
Gross Internal Area 2426 sq ft, 225.4 m²

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Southway

Gross Internal Area(Approx)  
House = 213.03 Sq m / 2293 Sq ft  
(Including Restricted Height Area, Excluding Garage & Void)  
Garage = 12.38 Sq m / 133 Sq ft  
Total = 225.38 Sq m / 2426 Sq ft  
For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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