



Hill Rise, Hampstead Garden Suburb, NW11

Freehold

£1,250,000



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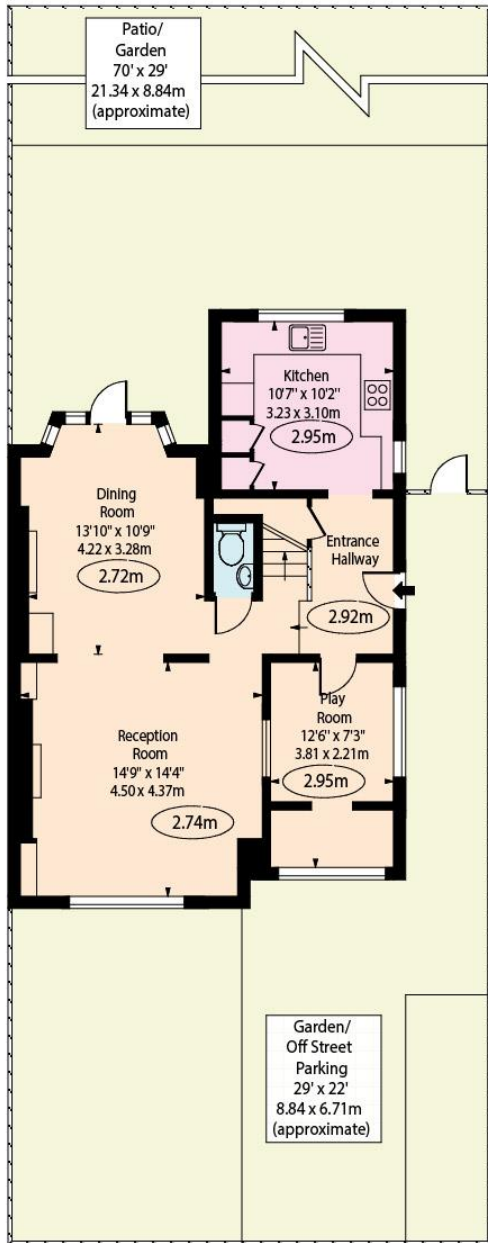
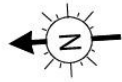
A beautifully presented four-bedroom semi-detached family home, ideally located just moments from The Market Place and within the highly sought-after Brookland School catchment area. Offering approximately 1,508 sq ft of well-planned accommodation arranged over three floors, this charming home combines generous living space with excellent family functionality. The ground floor features three versatile reception rooms, a well-appointed kitchen, and a separate utility area, providing ample space for both everyday living and entertaining. The upper floors comprise four bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom. Further benefits include off-street parking and a beautifully maintained 70 ft rear garden, offering an ideal setting for outdoor relaxation and family enjoyment. Conveniently situated close to local shops, cafés, transport links, and excellent schools, this exceptional family home must be viewed to be fully appreciated. Viewing is highly recommended.

4 bedrooms | Lounge | Dining room | Family room | Utility area | Downstairs wc | Family bathroom | Off street parking | EV charger | 70' rear garden | EPC=D



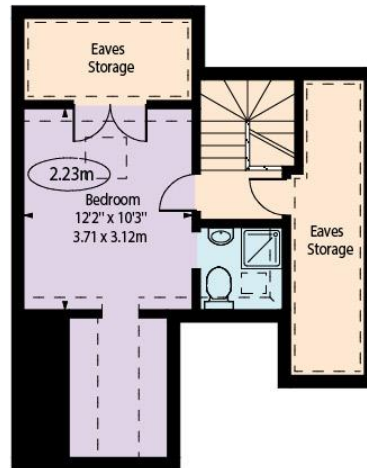


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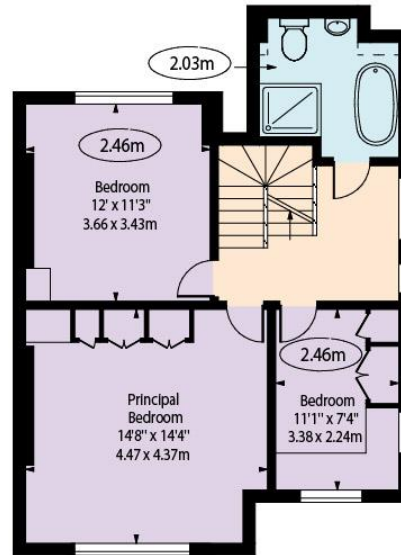


Ground Floor

○ - Ceiling Height



First Floor



First Floor

Approx Gross Internal Area 1508 Sq Ft - 140.09 Sq M

Approx Floor Area Including Restricted Heights 1702 Sq Ft - 158.12 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46922

This floor plan should be used as a general outline for guidance only. Any Intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.