

9 Heathgate

Hampstead Garden Suburb | NW11





Accommodation

- Six Bedrooms (one with terrace)
- Two Bathrooms
- Entrance Hall
- Reception Room
- Family Room
- Kitchen/Breakfast Room
- Guest WC
- Utility Room
- Front & Rear Gardens

Price :

Offers in excess of £2,400,000

Tenure :

Leasehold 999 years from June 1907
Approximately 889 years remaining

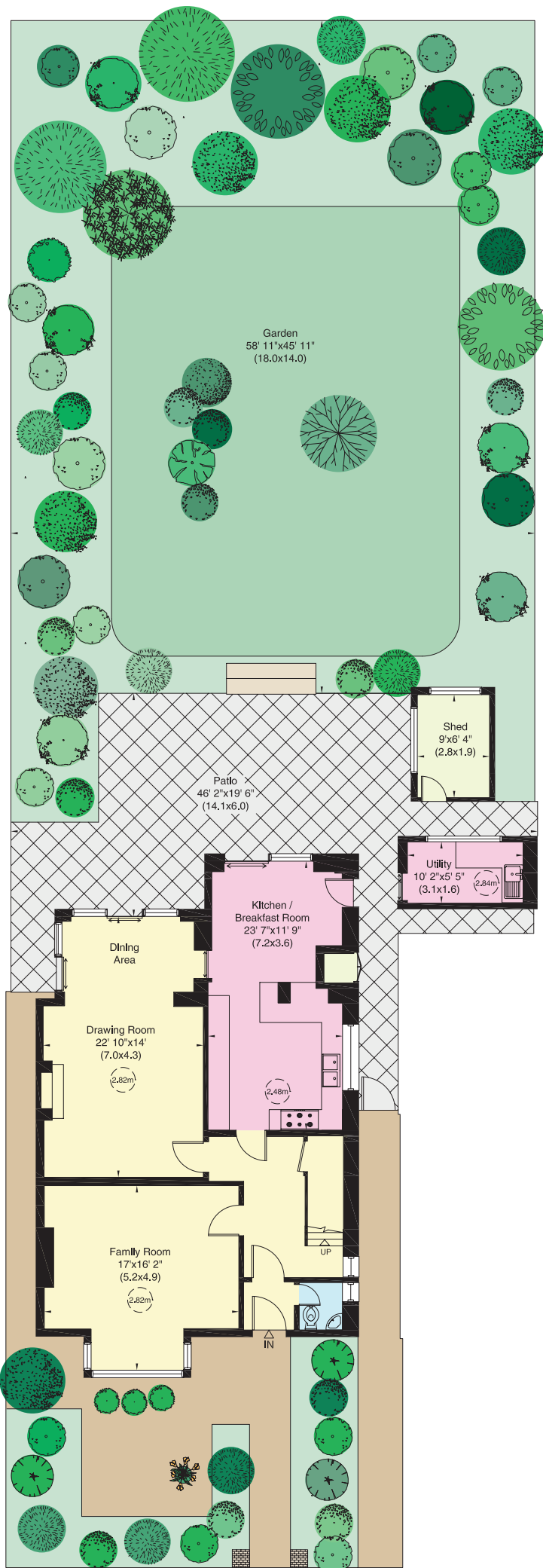
Offered for sale for the first time in almost sixty years is this detached house in one of the finest roads in Hampstead Garden Suburb. This 2490 sq ft , (231 sq m approx) three storey home with many original features is situated in a peaceful cul-de-sac just a few metres from the entrance to the Heath Extension and its rolling meadows and woodland .This six bedroom home with substantial private garden provides excellent family accommodation within easy reach of the amenities of the Suburb, Temple Fortune and Golders Green (Northern Line).Sharp eyed film fans may recognise the house as the home of Hermione in the Harry Potter series.

N.B. unlike a number of houses in the street 9 Heathgate is not a listed building





These particulars are issued for guidance only. They are intended to give a fair overall description of the property and not constitute a warranty of any kind or to be an offer or contract in whole or in part. Nothing in these particulars shall be deemed to constitute a representation that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order, notwithstanding. That all information contained in these particulars, both in the text and in any plans and photographs is given in good faith, intending purchasers should make their own enquiries as to the accuracy of all matters upon which they intend to rely. Measurements are given for guidance only.



Ground Floor

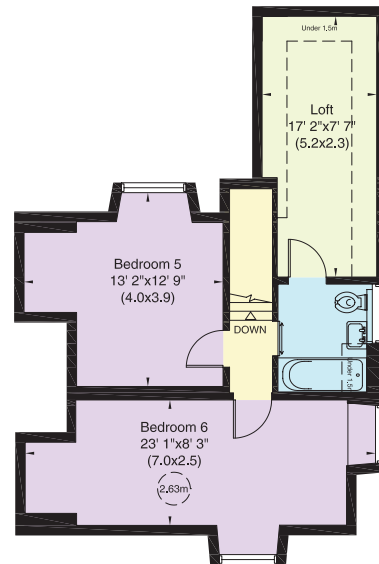
Heathgate, NW11

Gross internal area (approx.)
2490 Sq ft (231 Sq m) Including Utility

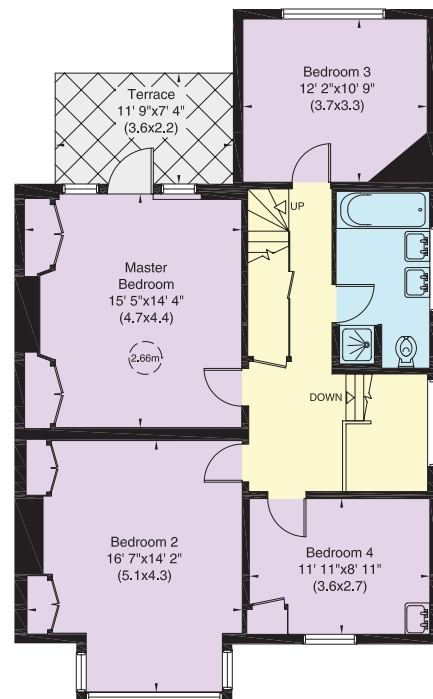
For Identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



Second Floor



First Floor