



HUGHES ESTATE AGENTS
FOR SALE
020 7794 5000

Westholm, Hampstead Garden Suburbs, NW11

 3 Bedroom  1 Bathroom  1 Reception



£2,750 PCM



Adam Hayes - East Finchley Office - Lettings 158 High Road, East Finchley, London, N2 9AS
Tel: 0208 883 2621 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

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Key Features

- Three Bedroom House
- Catchment of local School's
- Cul-de-sac Location
- Modern Kitchen
- Approx. 17ft Lounge
- Off Street Parking
- Wooden Flooring

Nearest Stations

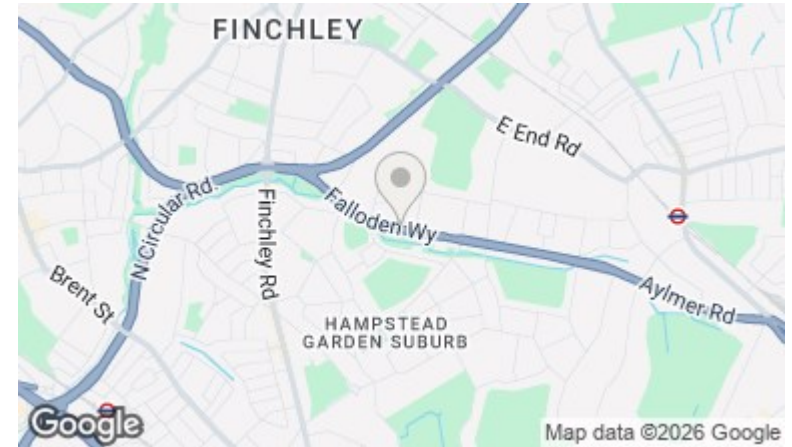
- East Finchley Station


Property Description

Nestled in the charming area of Westholm, Hampstead Garden Suburb, is this lovely three-bedroom semi-detached family home, ideally positioned in a popular cul-de-sac and within close proximity of popular local schools, as well as easy reach of local shops and transport links. The property features an approximately 17ft reception room leading through to a modern kitchen, along with wooden flooring throughout and a well-appointed four-piece family bathroom. Further benefits include off-street parking and a good-sized, mature private rear garden. The surrounding area is renowned for its attractive streets and green open spaces, ideal for leisurely walks and family outings, while a range of local amenities and transport links are conveniently close by. To fully appreciate the location and condition, an internal viewing is highly recommended via Adam Hayes Estate Agents.

Other Information

Council Tax Band: F
Deposit: £3,170



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area
812 sq ft - 75 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.