



TEMPLE FORTUNE LANE, NW11
£1,250,000 FREEHOLD

A CHARMING 3 BEDROOM COTTAGE, WITH GOOD PROPORTIONED ROOMS CLOSE TO TEMPLE FORTUNE

**3 Bedrooms/ 2 Reception Rooms/ New Roof/ Close Proximity
to Shops/ Chain Free/ Requires Modernisation/ EPC Rating: D/
Council Tax Band: G**



DESCRIPTION:

A charming mid-terraced cottage located in central Hampstead Garden Suburb and situated within close proximity of local shops, cafes, and amenity spaces at Temple Fortune. Temple Fortune Lane is located off the Finchley Road and Hoop Lane/ Meadway, on the South Side of Hampstead Garden Suburb. It is within walking distance of Central Square and the beautiful architecture that epitomises this wonderful conservation area.

The property is subtly located, set back off Temple Fortune Lane in a row of terraced houses, protected by mature hedging from street. Accommodation comprises 2 reception rooms and a kitchen on the ground floor and 3 bedrooms and a bathroom on the 1st floor.

Additionally, also on the ground floor are 2 storage cupboards, off the rear living room which could possibly be converted to form a guest WC or shower room.

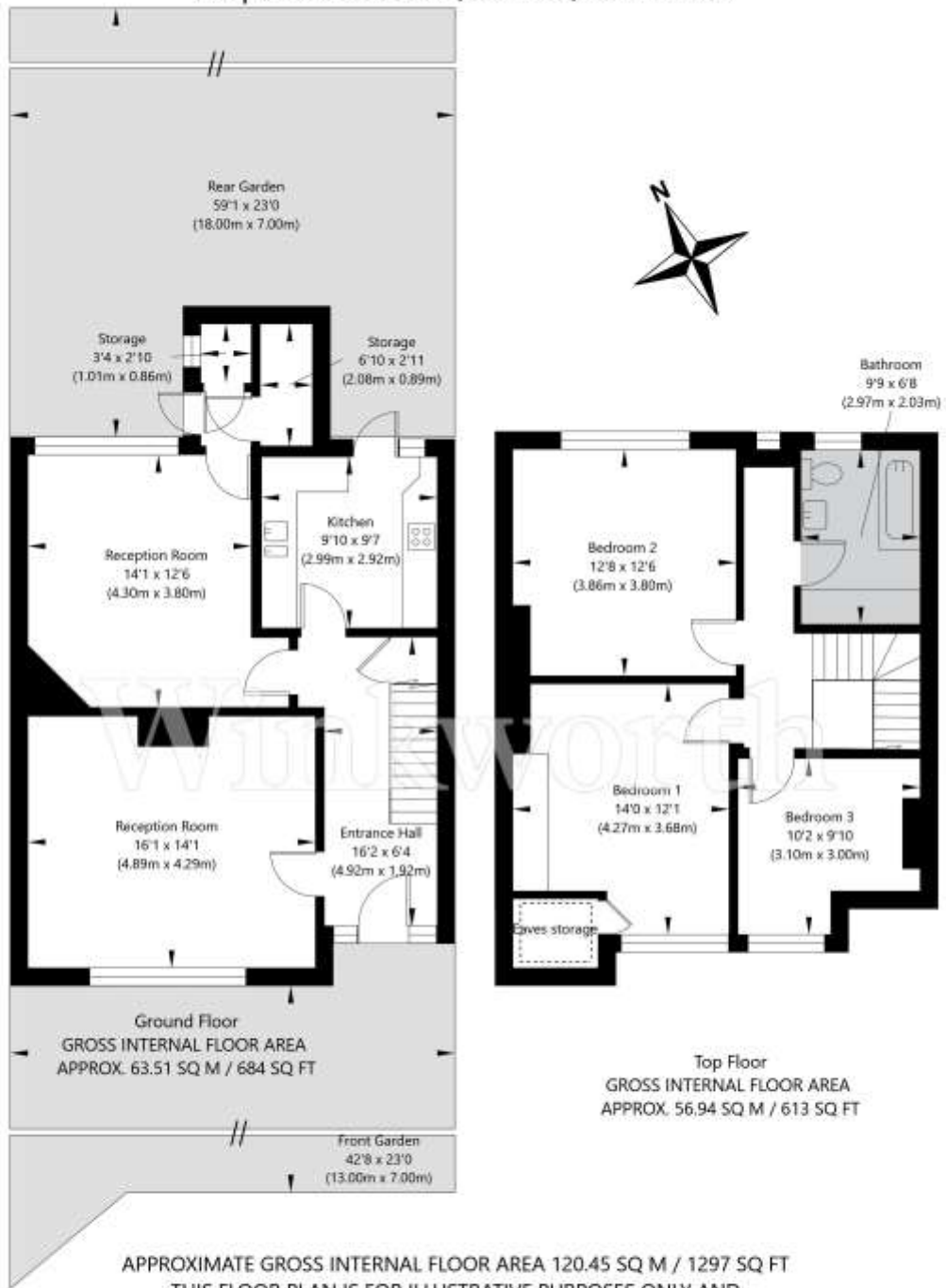
The house has both a front and rear garden, with the latter being very secluded with a broad range of mature trees and perennial bushes.

The entire property is characterised by large, bright rooms that are deceptively spacious. There is an abundance of period features and a full modernisation programme is required.

The house is sold chain free and viewing is strongly recommended.



Temple Fortune Lane, London, NW11 7UB



APPROXIMATE GROSS INTERNAL FLOOR AREA 120.45 SQ M / 1297 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.