



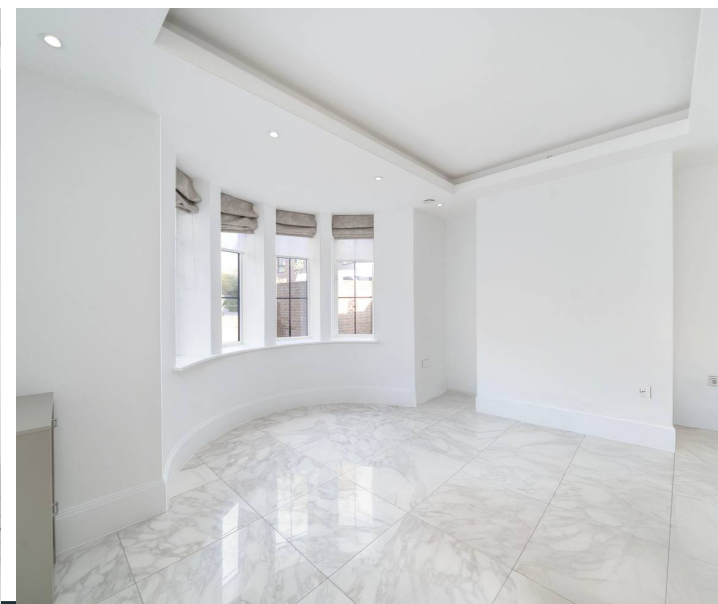
Pearl & Chance

Chandos Way, Hampstead Garden Suburb, NW11
£2,650,000

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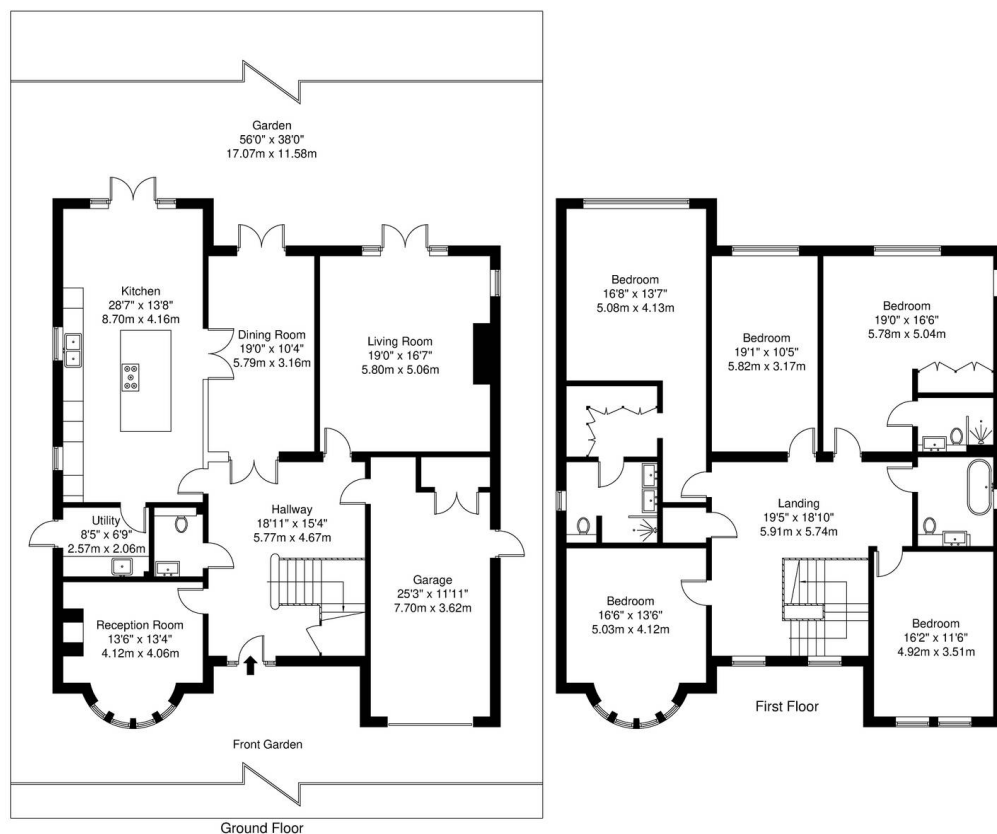
Located in the Hampstead Reach development, this double-fronted detached house offers over 3,600 sq ft across two floors, with five bedrooms, four bathrooms, and multiple reception spaces. The layout includes a formal front lounge, rear reception room with garden access, a separate dining room, and a contemporary kitchen with integrated appliances and a central island. There is also a guest WC, utility room, and internal garage access. Upstairs, the principal bedroom features a private dressing area and en suite, with four further bedrooms, two additional bathrooms, and built-in storage throughout. Additional features include underfloor heating, a driveway for one car, and an integral garage. The house is set in a quiet cul-de-sac backing Hampstead Heath Extension, with excellent access to Golders Green, Hampstead, coach links, and local amenities.

- Detached
- Council Tax Band: H
- Tenure: Leasehold
- Three Reception Rooms
- Five Bedrooms
- Integrated Garage
- Off Street Parking
- Underfloor Heating
- Quiet Location
- Close to Golders Green Underground









Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	85	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Total Gross Internal Area = 335.6 sq m / 3612 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.