

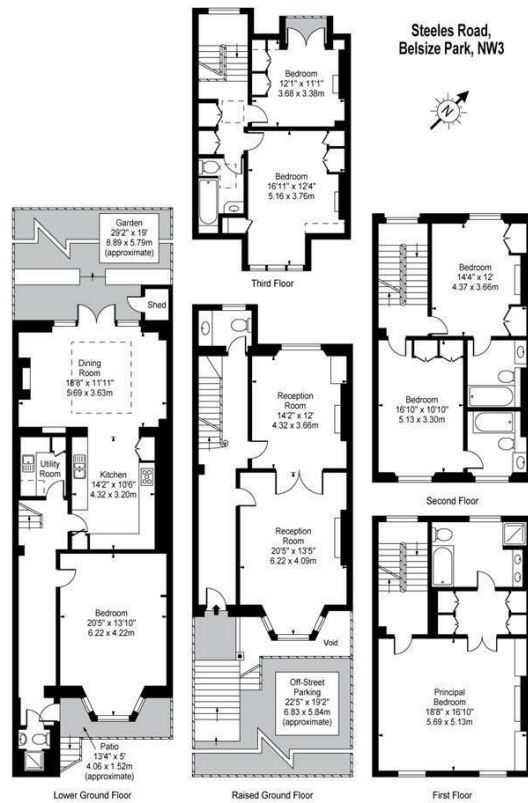


**22 STEELES ROAD**  
**LONDON, NW3 4SH**

**£5,450,000**  
**FREEHOLD**

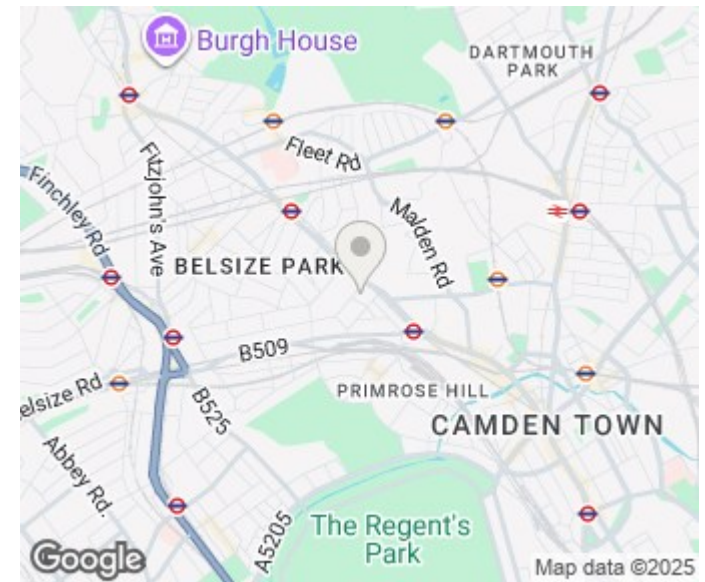
?? Situated in one of the most sought-after locations, this five-bedroom period property has become available providing the opportunity to create your ultimate family home.

**LONDON**  
**HOMESTEAD**



Approx Gross Internal Area 3224 Sq Ft - 299.51 Sq M  
Approx Floor Area Including Restricted Heights 3235 Sq Ft - 300.53 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No 20960  
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.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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