



Creswick Walk | London | NW11

Asking price £800,000 | Freehold

 2  2  2  E

ADN
RESIDENTIAL

An attractive two double bedroom freehold house offering approximately 1,060 sq ft of well-proportioned accommodation, situated on Creswick Walk in the heart of Hampstead Garden Suburb. The property presents an excellent opportunity for modernisation, with considerable potential to create a home tailored to individual tastes and requirements.

The ground floor comprises a bright and spacious reception room with wooden flooring, a separate dining room with direct access to the rear patio and air conditioning, and a fully fitted kitchen with integrated appliances and ample storage.

The first floor provides two generous double bedrooms, including a principal bedroom with extensive fitted wardrobes, air conditioning and an en-suite bathroom. A further family bathroom with a bath and shower completes the accommodation.

Externally, the property enjoys a private rear patio and an attractive front garden, providing excellent outdoor space for relaxing and entertaining. Additional benefits include a private driveway providing off-street parking for one car.

Creswick Walk is ideally positioned close to the open spaces of Big Wood and Hampstead Heath Extension, with the shops, cafés and local amenities of Temple Fortune and Golders Green within easy reach. Golders Green Underground Station (Northern Line) is approximately 0.8 miles away, while nearby schools include The Henrietta Barnett School and Brookland Schools.

- Two Bedrooms
- Reception Room
- Dining Room
- Kitchen
- Two Bathrooms
- Air Conditioning
- Front & Rear Garden
- Off Street Parking

Council Tax Band: F
EPC: E





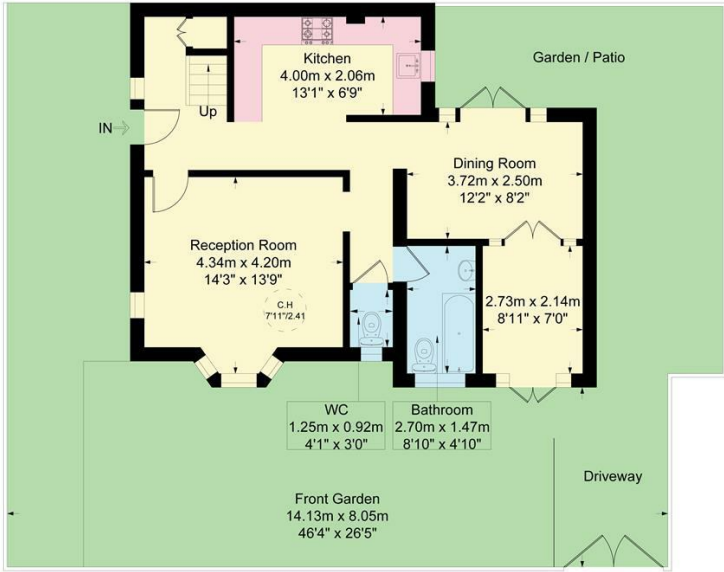
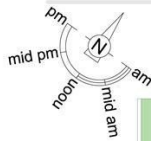




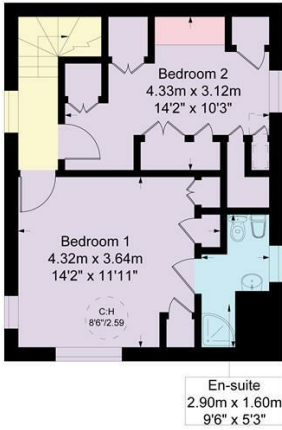


Creswick Walk, NW11

Approximate Gross Internal Area = 1060 sq ft / 98.4 sq m



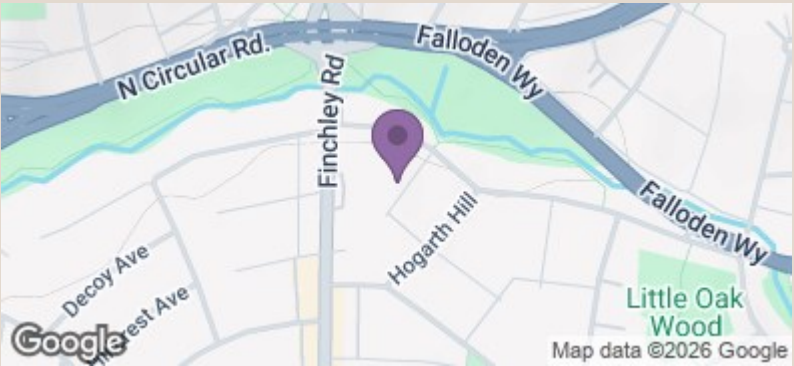
Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

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