



*Bute Mews*

HAMPSTEAD GARDEN SUBURB | NW11 6EQ



A rare opportunity to acquire a new build house in Hampstead Garden Suburb.

Bute Mews development comprises six 3 bed/2 bath houses, each with a south facing terrace and garden overlooking Northway Gardens park and open space.

These unique houses are arranged over 3 floors with a double height atrium, open plan kitchen/diner with integrated appliances, utility room, parking and 10 year warranty.

The houses are conveniently located off Northway, within moments of shopping & transport amenities of The Market Place and approximately 0.9 miles to East Finchley underground station (Northern line).







# BUTE MEWS

HAMPSTEAD GARDEN SUBURB | NW11

## SPECIFICATION:

### Kitchen

- Lafina – crown kitchen
- Quartz stone worktop & splashback
- Under mounted stainless steel sink
- Bosch appliances Including:
  - Induction hob
  - Integrated double oven
  - Integrated microwave
  - Integrated fridge freezer
  - Integrated dishwasher
  - Stainless steel chimney hood

### Utility Room

- Integrated washing machine
- Integrated condenser dryer
- Range of fitted units
- Sink

### Heating

- Gas condensing boiler
- Underfloor heating on lower & upper ground floors, radiators to first floor
- Towel railings to bathrooms

### Flooring

- Upper ground floor/hall landings & stair – engineered walnut boards
- Lower ground floor – porcelain tiles
- Bedrooms – wool-mix twist carpet

### General

- Video entry system to all floors
- Burglar alarm
- Allocated parking
- Private garden to each house
- Gated communal garden with seating and water feature
- Fitted wardrobes to bed 1 & 2

### Warranty

- ICW residential 10 year warranty







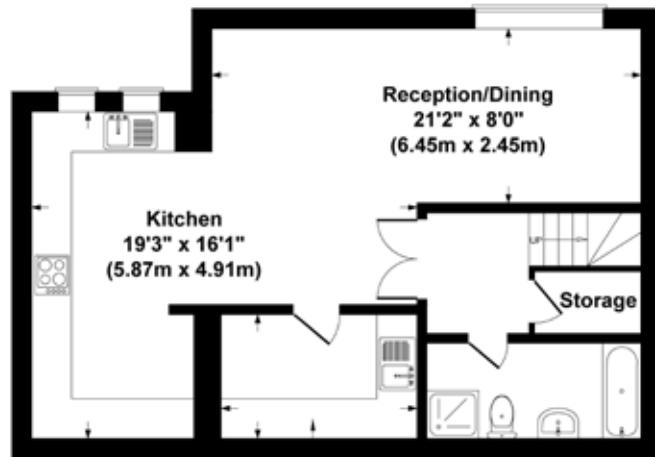
# BUTE MEWS

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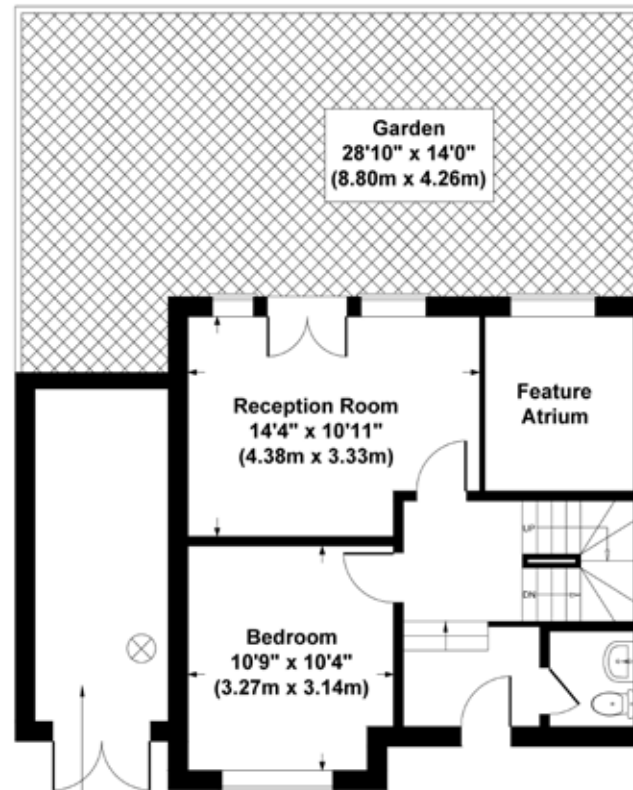
## Houses 2 & 7



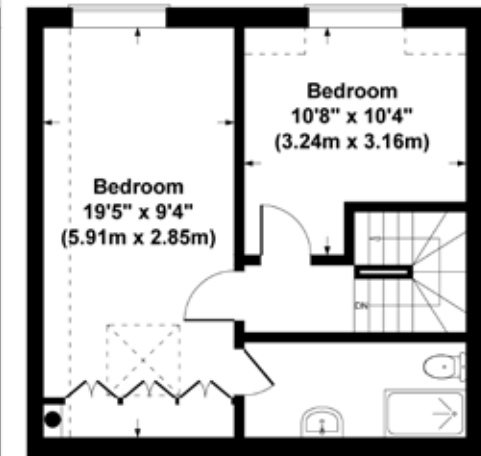
Car charging Point ⊗



Utility Room  
10'2" x 6'9"  
(3.09m x 2.05m)  
**Lower Ground Floor**



Garage  
16'5" x 6'7"  
(5.00m x 2.00m)  
**Ground Floor**



**First Floor**

Garden  
28'10" x 14'0"  
(8.80m x 4.26m)

**Bute Mews, Hampstead Garden Suburb, NW11**

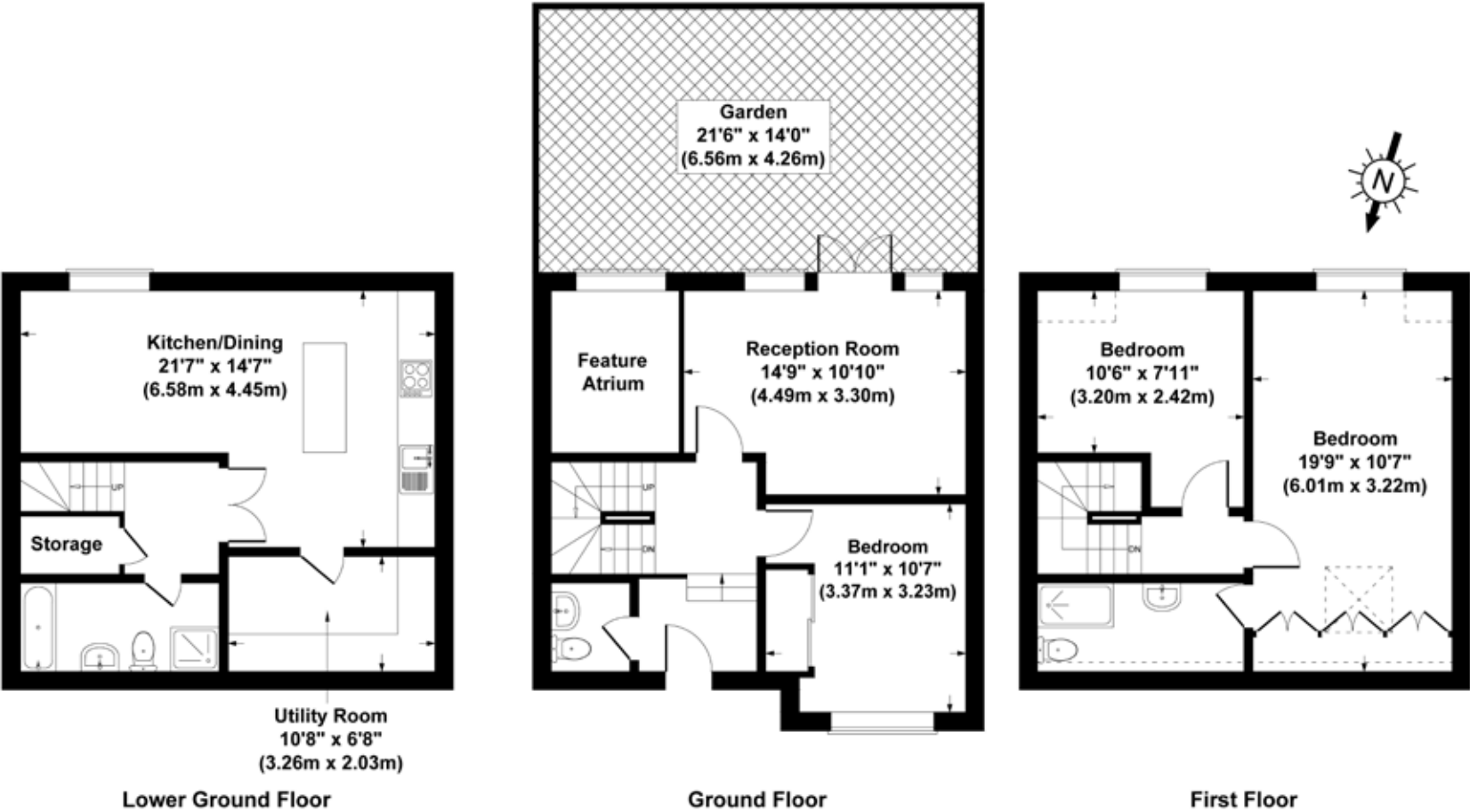
Gross Internal Area 1475 sq ft /137 sq metres

Total area not including areas under 1.5 meters

Not to Scale. Produced by The Plan Portal 2020

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# Houses 3,4,5 & 6



**Bute Mews, Hampstead Garden Suburb, NW11**  
**Gross Internal Area 1330 sq ft /124 sq metres**  
 Total area not including areas under 1.5 meters  
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