

est 1979

Jeremy  
Leaf & Co.



Bute Mews, Hampstead Garden Suburb

£1,250,000

- 3 Bedroom mews house
- Two modern bathrooms
- Underfloor heating
- Close to local amenities
- Spacious 1,474 sq ft layout
- Gas central heating
- Beautiful gardens to rear of property
- Viewings are highly recommended!

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# Bute Mews, Hampstead Garden Suburb, NW11 6EQ

Situated in the highly desirable Bute Mews within Hampstead Garden Suburb, this exceptional 1,474 sq ft modern mews house offers a perfect blend of contemporary luxury and suburban tranquility.

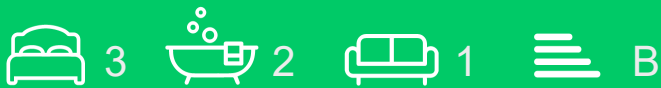
Built in 2021 and arranged over three impressive floors, this pet-friendly home backs directly onto the peaceful Fletchers Gardens, combining high-end indoor finishes with an idyllic parkside setting.

The ground floor features a superb, expansive open-plan kitchen and living area with engineered wood flooring, floor-to-ceiling glass, and direct access to the private south-facing terrace and garden. The luxury kitchen comes fully equipped with premium integrated Bosch appliances, complemented by a highly practical separate utility room with fitted units and a sink, plus a stylish guest WC.

The upper floors house three exceptionally spacious bedrooms designed to maximise natural light, all finished with plush carpeting. The property benefits from two well-appointed, contemporary bathrooms to easily cater for families or professionals. Built to a high specification with an impressive EPC B rating, comfort is guaranteed year-round via dual gas central heating and luxury underfloor heating.

For complete peace of mind, an integrated burglar alarm and a modern video entry system are installed, alongside a dedicated, allocated off-street parking space.

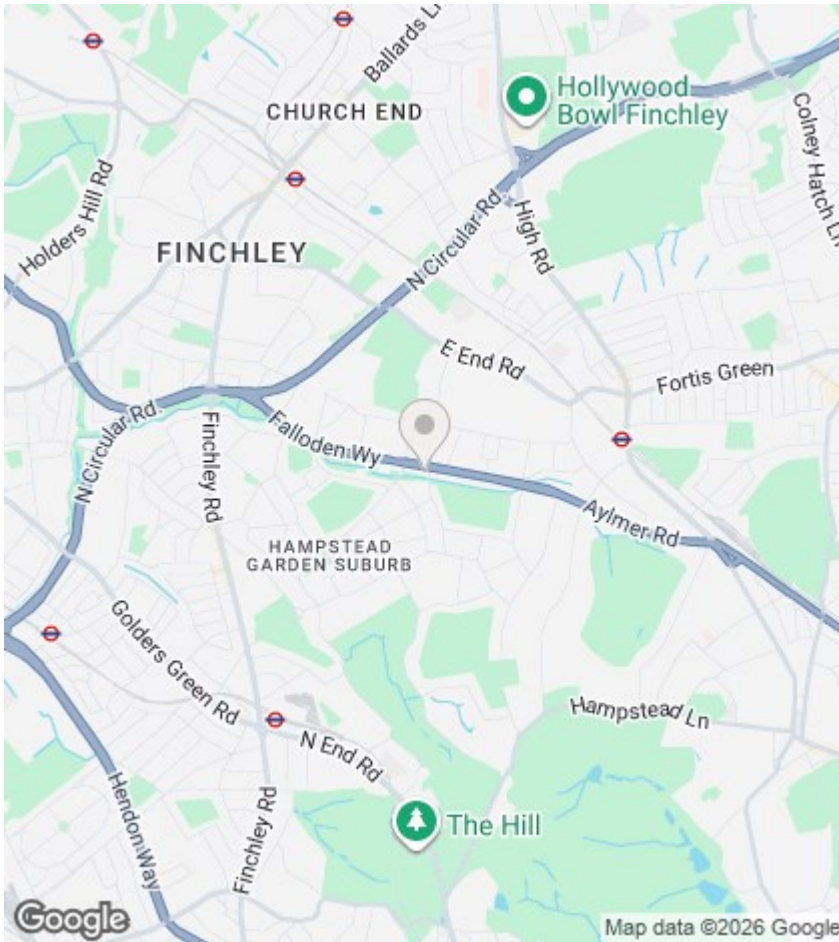
Conveniently located just off Northway, the property is moments from the vibrant shopping facilities at Market Place and approximately 0.9 miles from East Finchley Underground Station (Northern Line). It sits within the highly sought-after Archer Academy catchment area. This unfurnished house is in Council Tax Band G.



Council Tax Band: G







## Directions

## Viewings

Viewings by arrangement only. Call 020 8444 5222 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	