

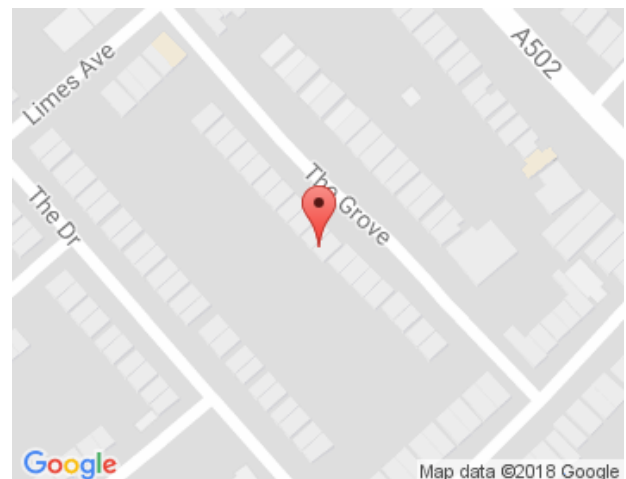
THE GROVE, GOLDERS GREEN, NW11
£1,195,000, Freehold



SOLD!!! SOLD!!!! SOLD !!!!

IN EXCESS OF ASKING PRICE!!!

LARGE 4 BED SEMI OF SOME 1578 SQ FT/146.6 SQ MT SITUATED IN THE VERY POPULAR AND QUIET LOCATION JUST OFF GOLDERS GREEN ROAD AND IN EASY WALKING DISTANCE TO LOCAL SHOPS AND BRENT CROSS UNDERGROUND.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

The Grove NW11



OFF STREET PARKING

Approx. Gross Internal Area: 1578 ft² ... 146.6 m² (excluding garden studio Office)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd



Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

THE GROVE, GOLDERS GREEN, NW11 9SJ

SOLD!!! SOLD!!!! SOLD !!!!

IN EXCESS OF ASKING PRICE!!!

LARGE 4 BED SEMI OF SOME 1578 SQ FT/146.6 SQ MT SITUATED IN THE VERY POPULAR AND QUIET LOCATION JUST OFF GOLDERS GREEN ROAD AND IN EASY WALKING DISTANCE TO LOCAL SHOPS AND BRENT CROSS UNDERGROUND.

THE MAIN AMENITIES AND STATION AT GOLDERS GREEN ARE ALSO IN EASY REACH

THE HOUSE OFFERS VERY GOOD SIZE ACCOMMODATION WITH OFF STREET PARKING AND A LARGE REAR GARDEN OF SOME 80'

ALTHOUGH THE HOUSE WOULD BENEFIT FROM SOME MODERNISAITION AND UPDATING WE FEEL THIS HAVE BEEN FAIRLY REFLECTED IN THE ASKING PRICE

ON THE GROUND FLOOR THERE ARE THE 2 RECEPTION ROOMS, A BREAKFAST ROOM AND THE KITCHEN

THE FIRST FLOOR PROVIDES THE 4 GOOD SIZE BEDROOMS AND THE BATHROOM WITH A SEPARATE WC

TO THE OUTSIDE THE FRONT AREA HAS BEEN MADE FOR OFF STREET PARKING FOR 2-3 CARS

AT THE REAR IS THAT LONG GARDEN WHICH, ALONG WITH POSSIBLE ROOF EXTENSION, PROVIDES SCOPE FOR ENLARGEMENT OF THE HOUSE ALL SUBJECT TO PLANNING

EARLY VIEWING OF THIS SPACIOUS HOUSE IN A GOOD LOCATION IS STRICTLY BY APPOINTMENT ONLY

PLEASE CONTACT JOINT SOLE AGENTS - DREAMVIEW ESTATES ON 020 8455 0055

PRICE - £1,195,000 FREEHOLD STC

EPC BAND D

COUNCIL TAX BAND F - 2027.37 (2017/8)