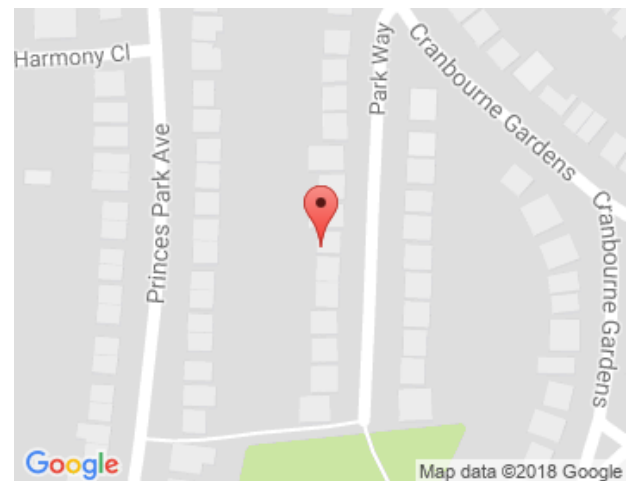


**PARK WAY, TEMPLE FORTUNE, NW11**  
**Offers in excess of £1,750,000, Freehold**



DREAMVIEW ESTATES are very pleased to market this  
LARGE DETACHED 5 BEDROOM house of 2524 sq  
ft/234.5 sq mt in this PRIME and MUCH SOUGHT  
AFTER Cul-de-sac in the heart of Temple Fortune





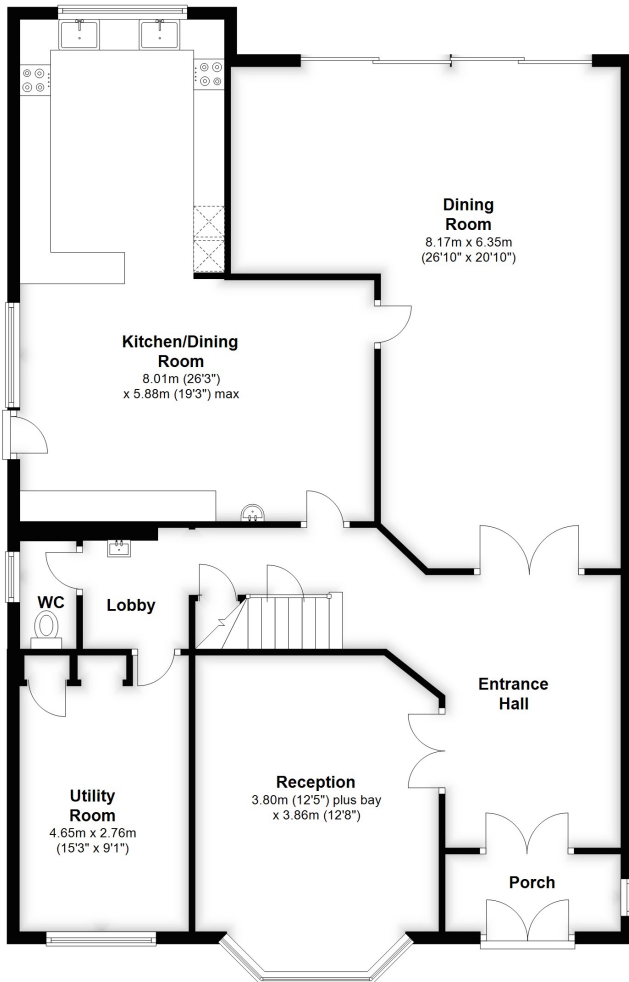


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	46	61
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	30	42
England, Scotland & Wales	EU Directive 2002/91/EC	

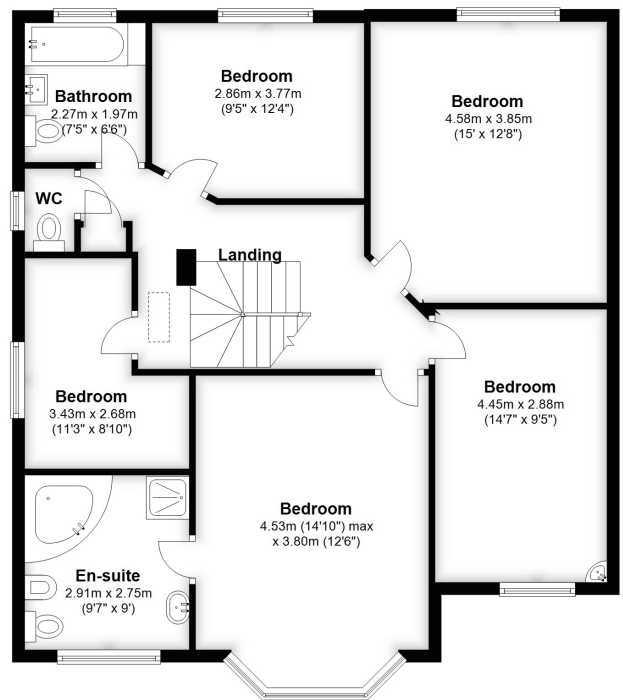
### Ground Floor

Approx. 139.1 sq. metres (1497.2 sq. feet)



### First Floor

Approx. 95.4 sq. metres (1027.0 sq. feet)



Total area: approx. 234.5 sq. metres (2524.2 sq. feet)

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

PARK WAY, TEMPLE FORTUNE, LONDON, NW11 0EX

DREAMVIEW ESTATES are very pleased to market this LARGE DETACHED 5 BEDROOM house of 2524 sq ft/234.5 sq mt in this PRIME and MUCH SOUGHT AFTER Cul-de-sac in the heart of Temple Fortune

Park Way is a quiet and fabulous cul-de-sac having no through traffic and leading on to Princes Park and is located within EASY REACH of Golders Green and Finchley Road at TEMPLE FORTUNE for local shopping and also to the North Circular Road and nearby Brent Cross Shopping Centre.

The accommodation provides a large entrance hall leading to 2 reception rooms, a formal dining room with open plan to a lounge area which has sliding French doors out to the patio.

There is a fully equipped kitchen which opens to a large breakfast / lunch area having a door out to the side entrance of the house.

There is also a play/reading area off the morning room and a utility room and separate downstairs cloakroom.

The first floor provides 4 double bedrooms plus 1 good size single bedroom.

The Master bedroom has an en-suite bathroom and there is also a family bathroom, each of which has a wc and then there is another separate wc.

The house has a potential of a loft extension to add another 3 bedrooms and bathroom and other possible other extensions, subject to usual planning requirements

There is a large rear garden mainly made to lawn and the front has a driveway with ample parking for 3 cars.

The total plot area is approximately 12.35 metres width x 42.85 metres depth.

HOUSES OF THIS SIZE IN THIS PREMIER ROAD ARE RARELY AVAILABLE AND EARLY VIEWING IS STRONGLY ADVISED

PLEASE CONTACT OWNERS JOINT SOLE AGENT - DREAMVIEW ESTATES ON 020 8455 0055

ASKING PRICE £1,750,000 FREEHOLD