

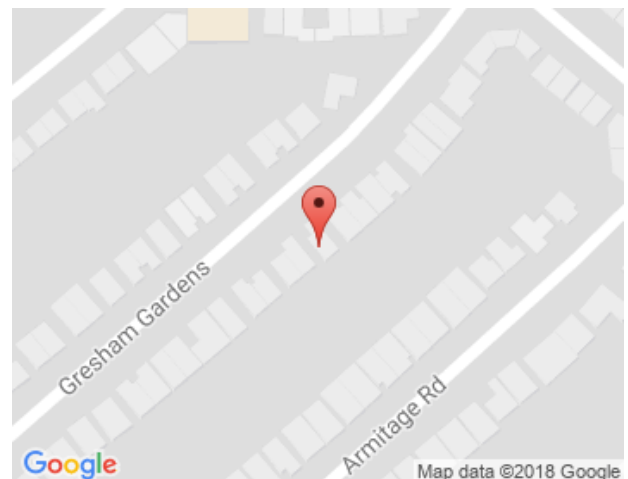
GRESHAM GARDENS, GOLDERS GREEN, NW11 £1,595,000, Freehold



REDUCED TO SELL !!

VERY LARGE 6/7 bedroom semi detached house of over 2800 sq ft/261 sq mt at the top of this VERY SOUGHT AFTER & PRIME LOCATION situated in close proximity to the shops & walking distance to the station

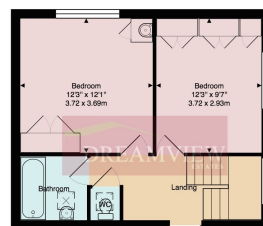
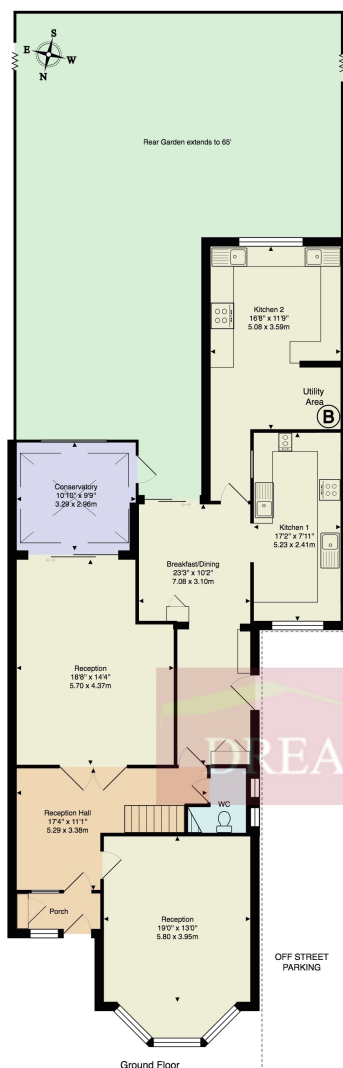
SOLE AGENT !!!!





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		
	60	75
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		
	49	66
England, Scotland & Wales		EU Directive 2002/91/EC



Second Floor



First Floor

Approx. Gross Internal Area: 2815 ft² ... 261.5 m²

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.
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REDUCED TO SELL !

GRESHAM GARDENS, GOLDERS GREEN, NW11 8NX

We have been instructed to market this VERY LARGE 6/7 bedroom semi detached house of over 2800 sq ft/261 sq mt at the top of this VERY SOUGHT AFTER AND PRIME LOCATION situated within close proximity to local shops and in walking distance to the station

The house is set out over 3 floors and has also been extended to the side and rear so it offers good accommodation for a large family but some updating and modernisation will probably be required which has been reflected in the asking price

On the ground floor off the large reception/hall with guest cloakroom are 2 large receptions, a 23' kitchen/diner and 2 fitted kitchens plus a conservatory

The first floor offers 4/5 of the bedrooms (1 bedroom leads into another) and 2 bathrooms and separate wc's

The top floor has 2 more bedrooms and a bathroom plus wc

Outside the rear garden stretches some 65'

Being set back to the front provides a front garden and long off street parking at the side for 3 or maybe 4 cars

The house would give someone the option to create a house to their own choice in one of Golders Green prime roads

VIEWING IS STRICTLY BY APPOINTMENT ONLY!

Please contact vendors sole agents DREAMVIEW ESTATES on 020 8455 0055

ASKING PRICE £1,595,000 FREEHOLD STC

COUNCIL TAX BAND G£2391.20 (2017/8)