

**ALBERON GARDENS, TEMPLE FORTUNE, NW11**  
**£1,200,000, Freehold**



**LOTS OF POTENTIAL!!**  
**LARGE 4 BED SEMI WITH GARAGE OWN DRIVE**


DREAMVIEW ESTATES HAVE BEEN ASKED TO  
EXCLUSIVELY MARKET THIS LARGE 4 BEDROOM  
FAMILY HOME OF SOME 1646 SQ FT/153 SQ MT IN  
THIS VERY SOUGHT AFTER CUL-DE-SAC JUST OFF  
THE FINCHLEY ROAD AT TEMPLE FORTUNE

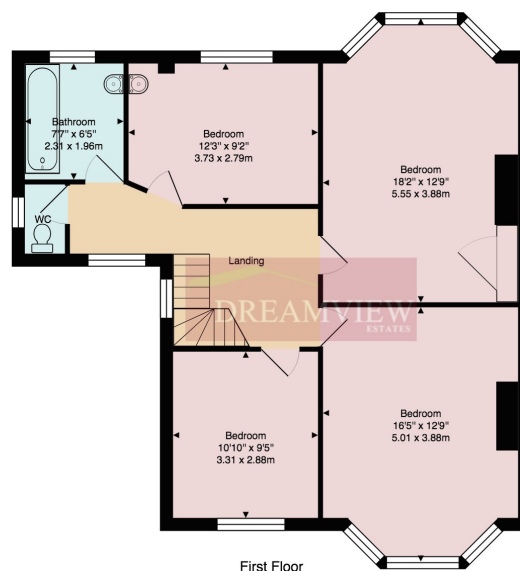
**SOLE AGENT**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Approx. Gross Internal Area: 1654 ft<sup>2</sup> ... 153.7 m<sup>2</sup> (excluding garage )

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

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## Long Description

ALBERON GARDENS, TEMPLE FORTUNE, NW11 0AG

\*LARGE 4 BED SEMI WITH GARAGE OWN DRIVE AND LOADS OF POTENTIAL

\*DREAMVIEW ESTATES HAVE BEEN ASKED TO EXCLUSIVELY MARKET THIS LARGE 1646 SQ FT/153 SQ MT 4 BEDROOM FAMILY HOME IN THIS VERY SOUGHT AFTER CUL-DE-SAC JUST OFF THE FINCHLEY ROAD AT TEMPLE FORTUNE

\*THE LOCAL SHOPS AND MAIN FACILITIES ARE WELL WITHIN WALKING G DISTANCE AND BUS ROUTES STOP AT THE END OF THE ROAD GIVING EASY ACCESS TO EITHER GOLDERS GREEN OR FINCHLEY CENTRAL UNDERGROUND STATIONS

\*AS PER THE PLAN, ON THE GROUND FLOOR, THE ACCOMMODATION PROVIDES A LARGE ENTRANCE HALL WITH GUEST CLOAKROOM, A LARGE INTERCOMMUNICATING RECEPTION ROOMS, A MORNING ROOM AND THE KITCHEN

\*ON THE FIRST FLOOR ARE THE 4 GOOD SIZE BEDROOMS ACCESSED FROM THE SPACIOUS BRIGHT GALLERIED LANDING ALONG WITH THE BATHROOM AND WC

\*OUTSIDE IS A VERY GOOD SIZE REAR GARDEN WITH SIDE ENTRANCE

\*THERE ALSO A LARGE FRONTAGE AND ATTACHED GARAGE WITH OWN DRIVE IN THIS PROVIDES A LOT OF SCOPE EXTENSION TO THE SIDE PLUS THERE IS ALSO THE OPPORTUNITY TO EXPAND INTO THE LOFT USUALLY UNDER "PERMITTED DEVELOPMENT"

\*AS FAR AS WE CAN SEE, OTHER HOUSES IN THE ROAD HAVE DONE SIMILAR

\*COUNCIL TAX BAND G - £2472.61 2018/9

\*PRICE £1,200,000 FREEHOLD stc

\*VIEWING STRICTLY BY APPOINTMENT

\*PLEASE CONTACT SOLE AGENTS - DREAMVIEW ESTATES - 020 8455 0055