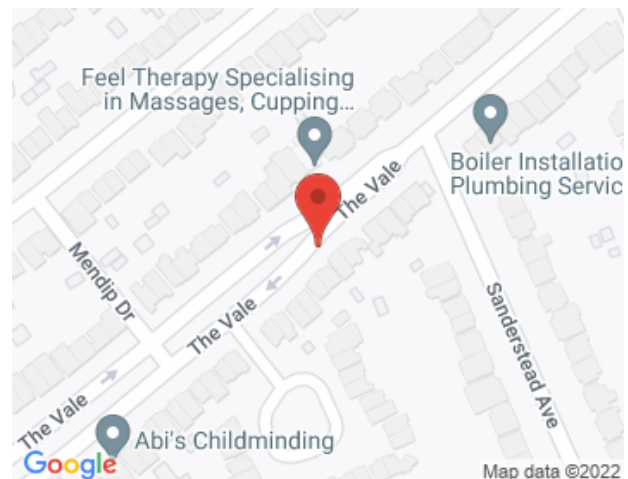


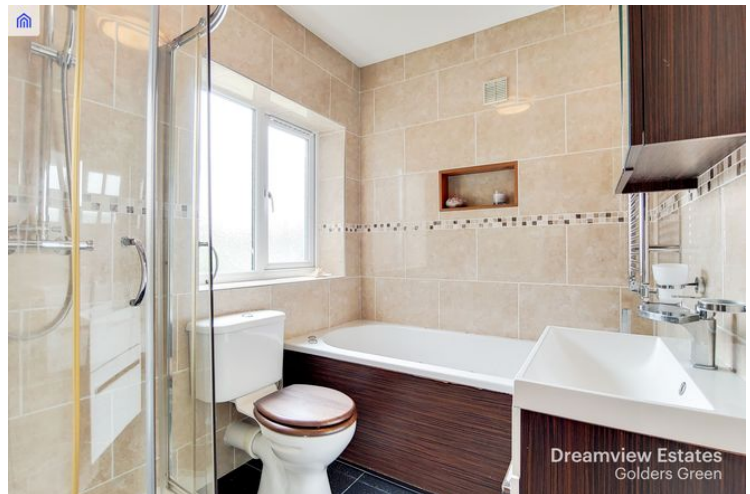
THE VALE, GOLDERS GREEN BORDERS, NW11 £775,000, Freehold



LOFT EXTENDED 4 BEDROOM SEMI WITH 2 BATHROOMS, WHICH HAS ALSO BEEN EXTENDED ON THE GROUND FLOOR, ON THE SOUTH SIDE OF THE VALE NEAR TO CRICKLEWOOD MAIN LINE STATION AND IN REACH OF ALL AMENITIES INCLUDING THE BRENT CROSS SHOPPING CENTRE

*PLEASE NOTE - PHOTOS TAKEN PRIOR TO LAST RENTAL OCCUPATION





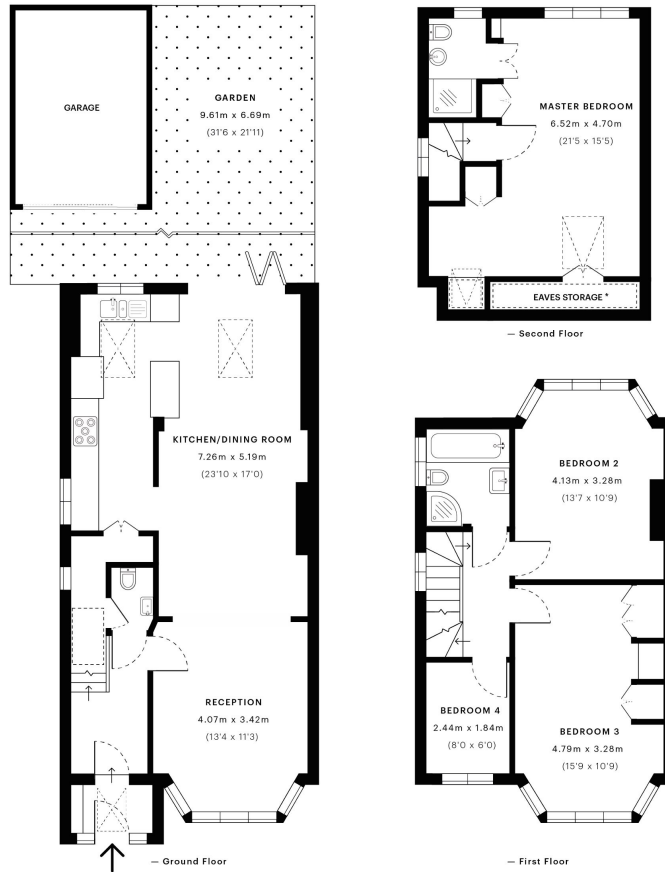


The Vale, NW11

CAPTURE DATE
13/06/2019

LASER SCAN POINTS
47,659,952

GROSS INTERNAL AREA
127.9 Sqm / 1376.3 Sqft



GROSS INTERNAL AREA
The footprint of the property
127.9 Sqm / 1376.3 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
118.9 Sqm / 1280.0 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.5 Sqm / 15.7 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.
*Eaves storage not measured due to lack of access.

IPMS 3B RESIDENTIAL
127.0 Sqm / 1367.5 Sqft
IPMS 3C RESIDENTIAL
121.5 Sqm / 1308.3 Sqft

SPEC ID
5d0116a44b361b0a23a6e555

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 VALE, GOLDERS GREEN, NW11 8SN

*PLEASE NOTE - PHOTOS TAKEN PRIOR TO LAST RENTAL OCCUPATION

*WE ARE PLEASED TO OFFER THIS LOFT EXTENDED 4 BEDROOM 1376 SQ FT SEMI WITH 2 BATHROOMS, WHICH HAS ALSO BEEN EXTENDED ON THE GROUND FLOOR, ON THE SOUTH SIDE OF THE VALE NEAR TO CRICKLEWOOD MAIN LINE STATION AND IN REACH OF ALL AMENITIES INCLUDING THE BRENT CROSS SHOPPING CENTRE

*THE HOUSE HAS BEEN MAINTAINED IN GENERALLY GOOD CONDITION WITH MODERN KITCHEN AND BATHROOMS

*THERE IS ALSO A CLOAKROOM ON THE GROUND FLOOR

*THE HOUSE HAS THE ADDITIONAL BENEFIT OF OFF STREET PARKING AND A DETACHED GARAGE TO THE REAR WITH A SHARED DRIVEWAY

*THE PROPERTY WOULD MAKE AN IDEAL FAMILY HOME AND WE SUGGEST EARLY VIEWING AT THE REALISTIC ASKING PRICE OF £850,000

*VIEWING IS STRICTLY BY APPOINTMENT

COUNCIL TAX BAND E

EPC BAND E

PRICE £775,000 FREEHOLD