

**PARK WAY, TEMPLE FORTUNE, NW11**  
**£1,700,000, Freehold**



We have been very privileged to have been instructed as to market this substantial 6 BEDROOM DETACHED HOUSE of nearly 2400 sq ft/222 sq mt plus the garage with bathrooma and en suite shower room situated in a VERY SOUGHT AFTER quiet cul de sac just off CRANBOURNE GARDENS and only a few yards from Princes Park

\*Early viewiwnq is very strongly advised







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			
		45	80
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		35	75
England, Scotland & Wales		EU Directive 2002/91/EC	

## Park Way NW11



Approx. Gross Internal Area: 2392 ft<sup>2</sup> ... 222.2 m<sup>2</sup>

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) Penruddock Surveys Ltd

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PARK WAY, TEMPLE FORTUNE NW11 0EX

\*We have been very privileged to have been instructed to market this substantial 6 BEDROOM DETACHED HOUSE of nearly 2400 sq ft/222 sq mt with no loft conversion plus the garage with en suite shower room situated in a VERY SOUGHT AFTER quiet cul de sac just off CRANBOURNE GARDENS and only a few yards from Princes Park with its tennis courts and children's playground.

\*The property has a large 45' through reception, a morning room and a good size kitchen plus guest cloakroom

\*The 6 bedrooms are served by a bathroom and wc which could be expanded further to provide a loft conversion with more accommodation

\* The house also has massive storage space

\*There is also an integral garage, off street parking and is fully double glazed with gas central heating and burglar alarm

The house is extremely well situated within the area and PARK WAY is one of the areas most desirable roads and one of the few cul-de-sacs in the area,

\*The property also has a good frontage and a large back garden providing scope for further extension, subject to planning

\*There is easy access to facilities such as Brent Cross Shopping Centre, Temple Fortune Club (tennis, squash and bowls (5 minutes walk) places of worship and schools.

\*It is about 10-15 minutes walk from Brent Cross tube station and only a few minutes drive from the North Circular Road and the M1 providing access to Heathrow and to the north

\*Houses of this size and potential are rarely available and early viewing, by appointment only, is strongly advised by the owners agents Dreamview Estates on 020 8455 0055

\*PRICE £1,700,000 FREEHOLD