

GOLDERS GARDENS, GOLDERS GREEN, NW11

£995,000, Freehold



SOLD AS JOINT SOLE AGENTS WITH WINKWORTHS !!

WE ARE VERY PRIVILEGED TO PRESENT THIS LOVELY MODERN AND TASTEFULLY REFURBISHED 5 BEDROOM FAMILY HOME

***THIS LARGE, EXTENDED 1892 SQ FT/176 SQ MT 5 BEDROOM 2 BATHROOM HOUSE, IS SITUATED IN THE HEART OF GOLDERS GREEN AND HAS BEEN RECENTLY MODERNISED AND REFURBISHED IN THE LAST 3 YEARS SO IT REALLY IS READY TO MOVE INTO**





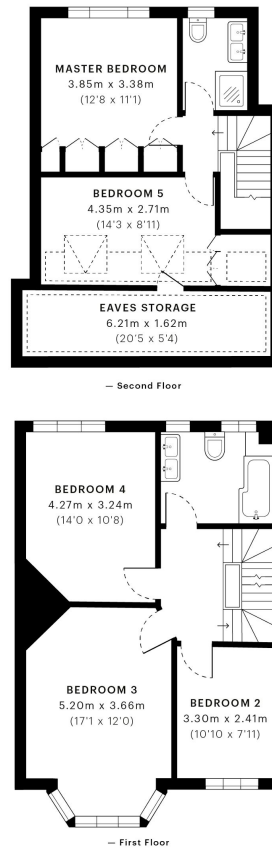
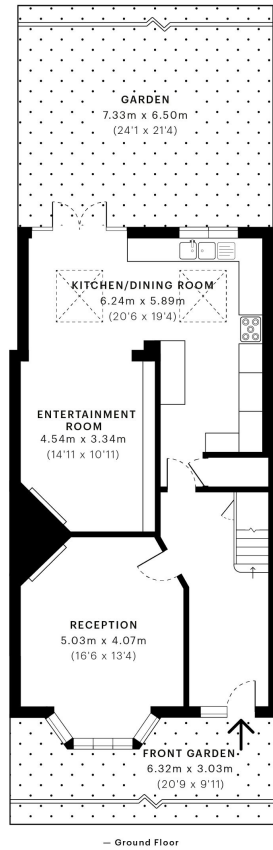


Golders Green, NW11

CAPTURE DATE
24/01/2020

LASER SCAN POINTS
44,238,572

GROSS INTERNAL AREA
175.9 Sqm / 1892.9 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
175.9 Sqm / 1892.9 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
158.6 Sqm / 1707.6 Sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
14.4 Sqm / 155.2 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. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
169.6 Sqm / 1825.2 Sqft

IPMS 3C RESIDENTIAL
159.4 Sqm / 1715.9 Sqft

SPEC ID
5e285f620ce0e00c80d1ed82

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

SOLD AS JOINT SOLE AGENTS WITH WINKWORTHS !!

GOLDERS GARDENS, GOLDERS GREEN, NW11 9BT

*WE ARE VERY PRIVILEGED TO PRESENT THIS LOVELY MODERN AND TASTEFULLY REFURBISHED 5 BEDROOM FAMILY HOME SITUATED ON A NO-THRU, FAMILY FRIENDLY ROAD.

*WE RECOMMEND EARLY VIEWING !

*THIS LARGE, EXTENDED 1892 SQ FT/176 SQ MT 5 BEDROOM 2 BATHROOM HOUSE IS SITUATED IN THE HEART OF GOLDERS GREEN AND HAS BEEN RECENTLY MODERNISED AND REFURBISHED IN THE LAST 3 YEARS SO IT IS REALLY READY TO MOVE INTO

*THIS BRIGHT, AIRY HOUSE WOULD MAKE A LOVELY FAMILY HOME AND IS WITHIN VERY EASY WALKING DISTANCE TO THE SHOPS ON GOLDERS GREEN ROAD WHERE THERE ARE GOOD TRANSPORT LINKS AND IT IS ABOUT A 10 MINUTE WALK TO THE STATION. THERE ARE A NUMBER OF NURSERIES NEARBY, THE ROAD IS IN THE CATCHMENT AREA FOR THE WELL REGARDED HGS SCHOOLS AND THERE ARE EXCELLENT TRANSPORT LINKS TO OTHER DENOMINATIONAL SCHOOLS

*THERE IS THE BENEFIT OF GAS CENTRAL HEATING AND MODERN DOUBLE GLAZING

*THE ACCOMODATION IS WELL LAID OUT AS PER THE FLOOR PLAN

*GROUND FLOOR:

*LARGE ENTRANCE HALL

*FRONT RECEPTION: 16'6 X 13'4 (5.03M X 4.7M)

*REAR RECEPTION: 15' X 10'11 (4.54M X 3.34M) OPENS TO KITCHEN AT REAR

*L SHAPE KITCHEN/DINER: 20'6 X 19'4 max (6.24M X 5.89M) WITH A FULL RANGE OF MODERN WALL AND BASE UNITS HAVING GRANITE WORKTOPS AND ALL MODERN FITTINGS

*FIRST FLOOR:

*BEDROOM: 17'1 X 12' (5.2M X 3.66M)

*BEDROOM: 14' X 10'8 (4.27M X 3.24M)

*BEDROOM: 10'10 X 7'11 (3.3M X 2.4M)

*FAMILY BATHROOM

*SECOND FLOOR:

*MASTER BEDROOM: 12'8 X 11'1 (3.85M X 3.38M)

*BEDROOM: 14'3 X 9' (4.35M X 2.71M)

*BATHROOM 2

*REAR GARDEN

*PRICE £995,000 FREEHOLD. COUNCIL TAX BAND F - £2232.25 (2019/20)

*EPC BAND C