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KINGSLEYS
◆ ESTATES ◆

92 Golders Green Rd.
London NW11 8HB

THE VALE, GOLDERS GREEN, NW11
£1,380,000, Freehold



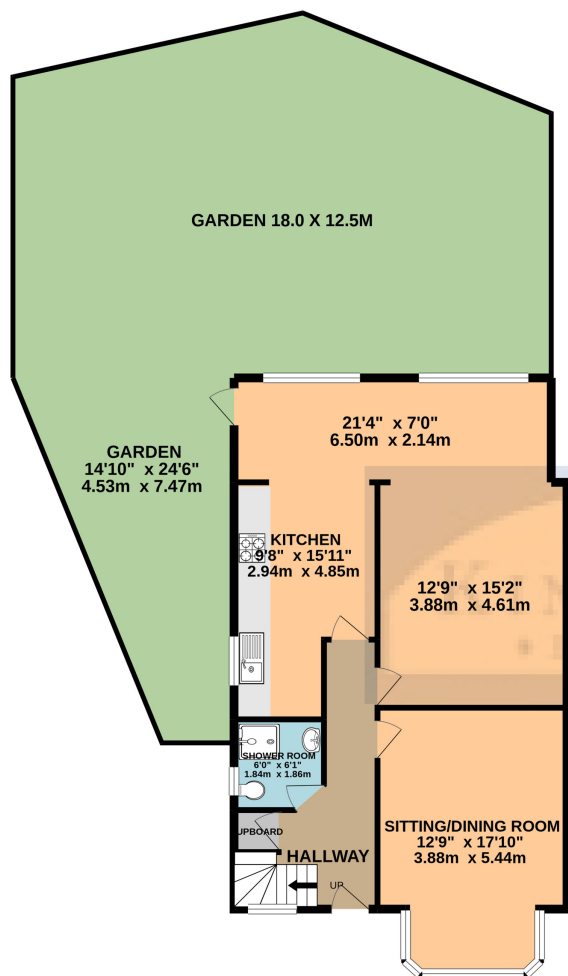
Well-proportioned corner house measuring approx. 1,750 sq ft, offering 4 large bedrooms, 2 receptions, 3 bath/shower rooms, wide garden and off street parking.
Located on a popular residential road with huge development potential subject to stpp.



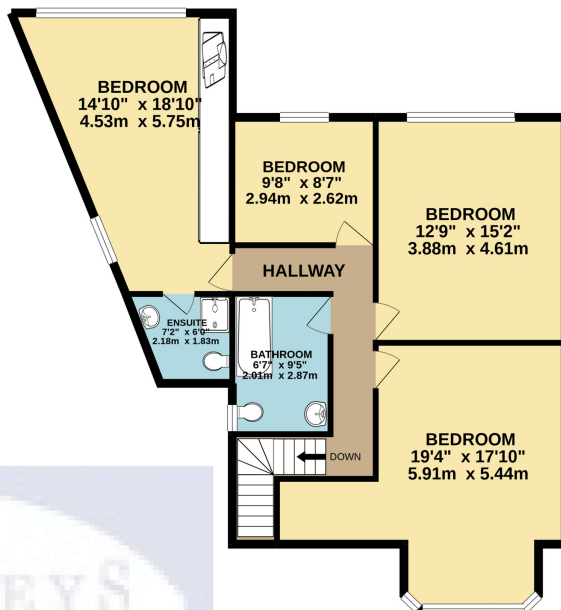
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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			
		33	80
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
923 sq.ft. (85.7 sq.m.) approx.



THE VALE NW11

TOTAL FLOOR AREA : 1751 sq.ft. (162.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Long Description

Kingsley's are pleased to present this semi-detached corner house with HUGE DEVELOPMENT POTENTIAL stpp. A well-proportioned house measuring approx. 1,750 sq ft / 162 sqm, offering 4 large bedrooms (master bedroom with en-suite, 2 double bedrooms, and one single) 2 receptions, 3 bath/shower rooms, a large wide garden and off street parking accessed from Granville Road. Located on a popular residential road in NW11 short walking distance to Basing Hill and Child Hill parks with easy access to the tube, local shops and transport links to central London.