

Armitage Road, GOLDERS GREEN, NW11
£1,795,000, Freehold



ARMITAGE ROAD, GOLDERS GREEN, NW11 8QT

*DREAMVIEW ESTATES ARE DELIGHTED TO PRESENT THIS SPACIOUS, DOUBLE FRONTED DETACHED HOUSE, APPROX 2319 SQ FT/215 SQ MT WHICH IS SITUATED IN A SOUGHT-AFTER LOCATION IN GOLDERS GREEN ON THE CORNER WITH WAYSIDE (ENTRANCE IN WAYSIDE) AND OPPOSITE BASING HILL PARK.

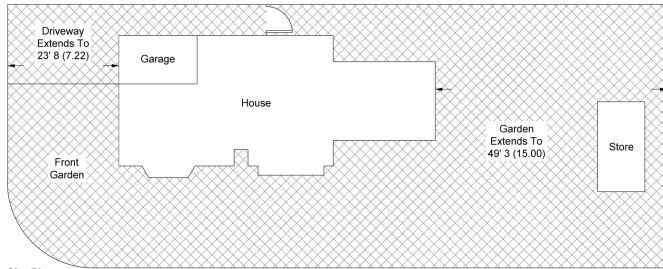
*JOINT SOLE AGENTS



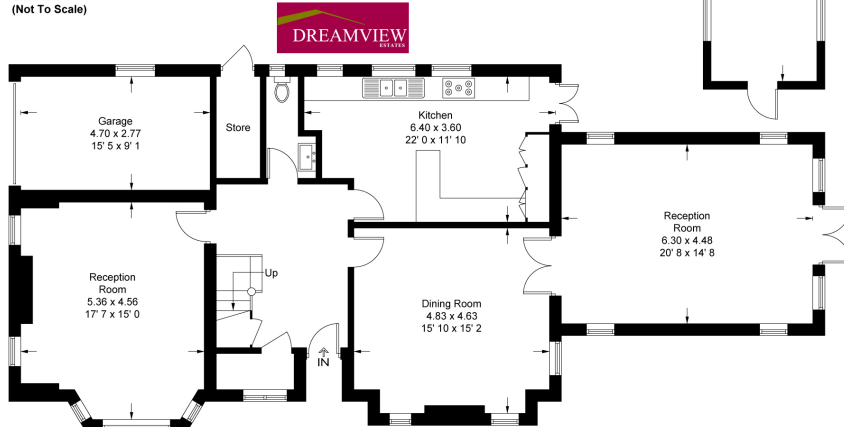


Armitage Road

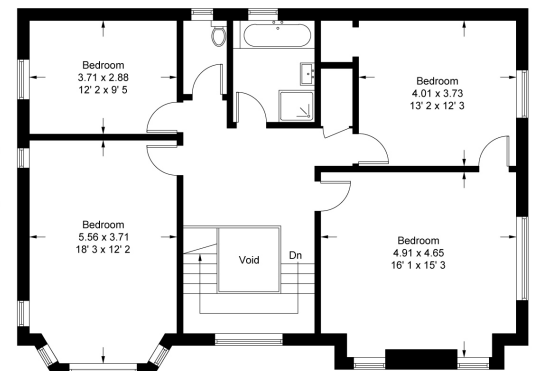
Approximate Gross Internal Area = 2319 sq ft / 215.5 sq m
(Excluding Void)
Garage = 145 sq ft / 13.5 sq m
Store = 185 sq ft / 17.2 sq m
Total = 2649 sq ft / 246.2 sq m



Site Plan
(Not To Scale)



Ground Floor
1270 sq ft / 118 sq m
(Excluding Garage)



First Floor
1049 sq ft / 97.5 sq m
(Excluding Void)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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

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*AN EXCEPTIONAL AND BRIGHT PROPERTY COMPRISING 3 RECEPTION ROOMS, 4 BEDROOMS, A LARGE FAMILY BATHROOM AND A SOUTH FACING GARDEN

*THIS SUBSTANTIAL HOUSE IS IN AN EXCELLENT LOCATION AND IN A PREMIER ROAD IN THE HEART OF GOLDERS GREEN WITHIN WALKING DISTANCE OF GOLDERS GREEN UNDERGROUND STATION, SHOPS AND RESTAURANTS. THE BRENT CROSS SHOPPING CENTRE IS ALSO NEARBY. IT IS ALSO CLOSE TO A LOCAL PARK WHICH IS OPPOSITE.

*ON THE GROUND FLOOR THE ACCOMMODATION IS AS FOLLOWS:

*LARGE ENTRANCE HALL, CLOAKROOM, LARGE STUDY/TV ROOM, DINING ROOM AND RECEPTION ROOM LEADING TO SOUTH FACING GARDEN.

*THERE IS ALSO A 22' X 11' KITCHEN/BREAKFAST ROOM

*ON THE FIRST FLOOR THERE IS THE FOLLOWING:

*A MASTER BEDROOM WITH FITTED WARDROBES AND 3 FURTHER DOUBLE BEDROOMS PLUS A LARGE FAMILY BATHROOM WITH SEPARATE WC

*EXTERNALLY THERE IS A SECLUDED 50' SOUTH FACING GARDEN TO THE RIGHT SIDE WHICH HAS BEEN WELL MAINTAINED WITH A LARGE LAWN AREA WELL STOCKED WITH SHRUBS AND MATURE TREES. THERE IS AN INTEGRAL STOREROOM AT THE SIDE OF THE HOUSE

*THE HOUSE HAS AN INTEGRAL GARAGE (ENTRANCE IN ARMITAGE ROAD) WITH OWN DRIVE, PLUS A SEPARATE STAND-ALONE STOREROOM TO THE RIGHT SIDE OF THE GARDEN ACCESSED FROM THE WAYSIDE FRONTAGE

*IF THIS IS NOT REQUIRED IT MAY BE POSSIBLE TO ENLARGE THE GARDEN BY REMOVING THIS UNIT

*SUBJECT TO PLANNING WE ALSO BELIEVE THERE IS POTENTIAL TO CONVERT THE GARAGE TO A RESIDENTIAL ROOM (STPP) IF REQUIRED

*THE EXTREMELY LARGE LOFT ALSO COULD BE TURNED INTO FURTHER ACCOMMODATION ON A PERMITTED DEVELOPMENT BASIS (SUBJECT TO BUILDING REGS APPROVAL)

*THEREFORE, AN EARLY VIEWING IS HIGHLY RECOMMENDED BY THE OWNERS' JOINT SOLE AGENTS, DREAMVIEW ESTATES - PLEASE CALL US ON 020 8455 0055 OR LITCHFIELDS 020 8458 5000

*PRICE: £1,795,000 FREEHOLD - Subject to Contract

*COUNCIL TAX - LONDON BOROUGH OF BARNET - BAND G - £2834.98 (2022/3)

*EPC BAND E