

GROSVENOR GARDENS, TEMPLE FORTUNE, NW11

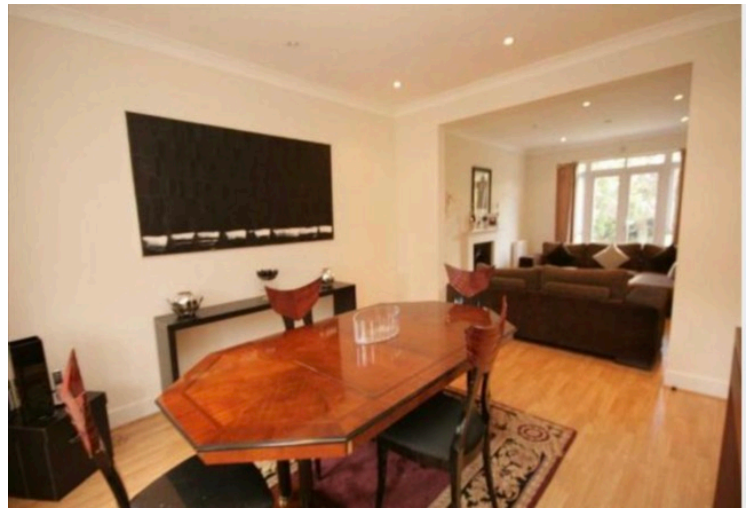
Offers in excess of £1,800,000, Freehold




DREAMVIEW ESTATES HAVE BEEN ASKED TO LIST THIS DETACHED DOUBLE FRONTED HOME OF SOME 1897 SQ FT/ 176 SQ MT SITUATED IN A CUL-DE-SAC IN A PRIME RESIDENTIAL LOCATION IN THE VERY HEART OF THE SOUGHT-AFTER AREA OF TEMPLE FORTUNE

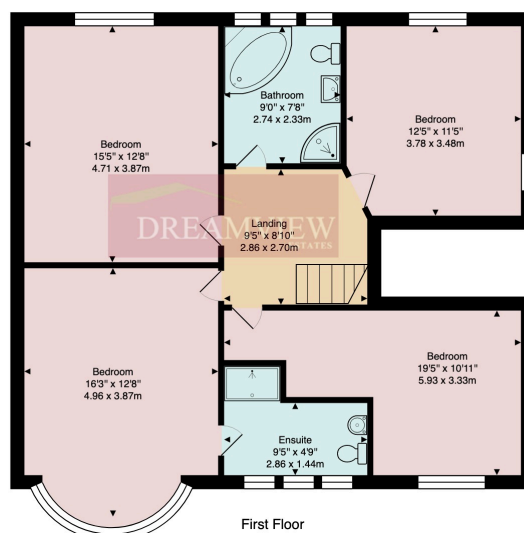
PLEASE NOTE: PHOTOS TAKEN BEFORE CURRENT RENTAL





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Grosvenor Gardens, NW11



Approx. Gross Internal Area: 1897 ft² ... 176.3 m²

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.

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

GROSVENOR GARDENS, TEMPLE FORTUNE, GOLDERS GREEN, NW11 0HG

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*THIS IS A LARGE DETACHED DOUBLE FRONTED HOME IS SET OUT OVER ONLY 2 FLOORS WITH 4 BEDROOMS, 2 BATHROOMS (1 EN SUITE).

*THERE IS A LARGE MAIN THROUGH RECEPTION ROOM, A 19' X 12' KITCHEN/BREAKFAST ROOM, TV ROOM/STUDY AND GUEST WC ON THE GROUND FLOOR.

*OUTSIDE THERE IS A LARGE 80' REAR GARDEN OFFERING SCOPE FOR FURTHER EXTENSION IF REQUIRED, ESPECIALLY TO THE REAR AND INTO THE LARGE LOFT SPACE, SUBJECT TO PLANNING PERMISSION.

*THE ACCOMMODATION PROVIDES SPACIOUS ACCOMMODATION AND COULD MAKES A LOVELY FAMILY HOME IN A SUPER LOCATION

*THIS HOUSE HAS NOT BEEN IN THE MARKET FOR SOME YEARS AND MAKES A GREAT OPPORTUNITY TO ACQUIRE A SOUGHT-AFTER HOME IN A VERY DESIRABLE AREA AND A HOME NOT TO BE MISSED

*OFFERS SOUGHT IN EXCESS OF £1,800,000

*COUNCIL TAX BAND G - £2834.98 (2022/23)

*EPC BAND E

*VIEWING IS VERY STRICTLY BY APPOINTMENT ONLY VIA OWNERS' SOLE AGENTS

*PLEASE CALL DREAMVIEW ESTATES ON 020 8455 0055