



Pearl & Chance

Templars Avenue, London, NW11
£1,250,000

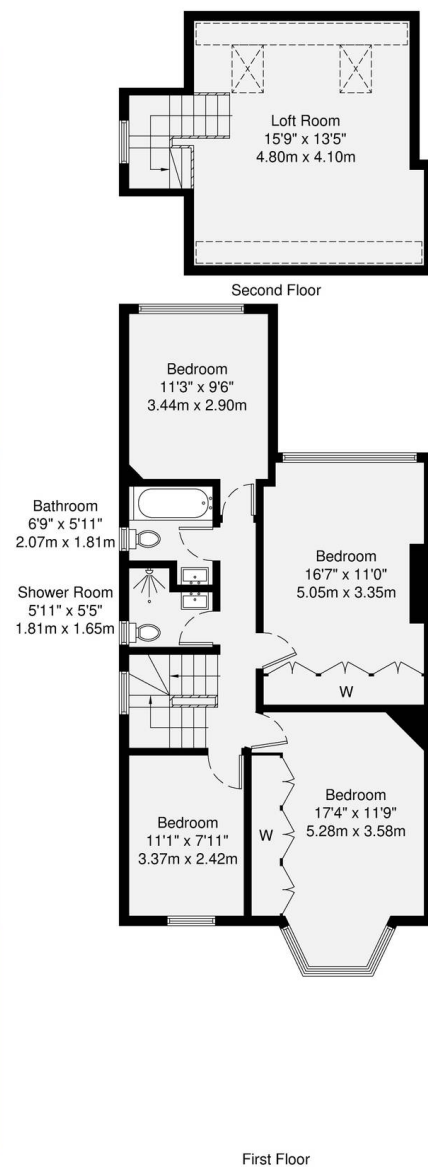
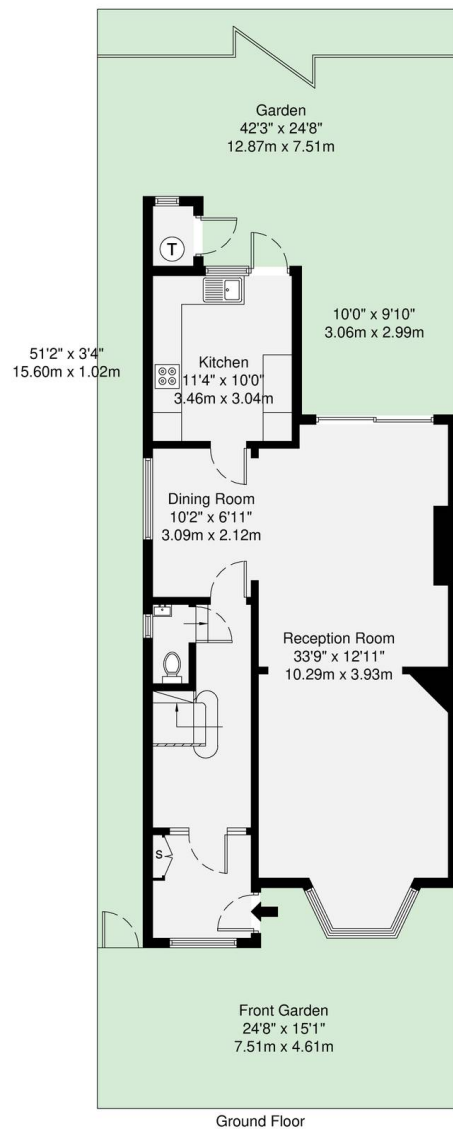
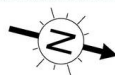
Templars Avenue, London, NW11

Set on a tree-lined residential road in the heart of Temple Fortune, this semi-detached house offers generous internal space across three floors and a layout well suited to family life. The ground floor opens into an enclosed porch leading to a spacious entrance hall, a double reception room, and a separate kitchen with direct access to the rear garden. Upstairs, there are five bedrooms, two bathrooms, and a guest toilet on the ground floor. Two of the bedrooms include built-in wardrobes, and a large loft room on the top floor provides additional space for work, play, or storage. The house provides the space and layout for a buyer to update and personalise according to their own style and needs. Templars Avenue is conveniently located for Golders Green Underground Station and the wide green expanses of the Hampstead Heath Extension, with a number of well-regarded schools and local amenities close by.

- Tenure: Freehold
- Council Tax Band: F
- Five Bedrooms
- Downstairs WC
- Close to Schools
- Close to Golders Green Tube Station
- Close to Local Amenities
- Close to The Heath Extension







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

GROSS INTERNAL AREA (GIA)
The footprint of the property
163.1 sq m / 1755 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.0 sq m / 43 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
156.3 sq m / 1682 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
4.6 sq m / 49 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Pearl & Chance

1 Hoop Lane, Golders Green – NW11 8JR

0208 059 5559

info@pearlandchance.co.uk

<http://pearlandchance.co.uk>

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.