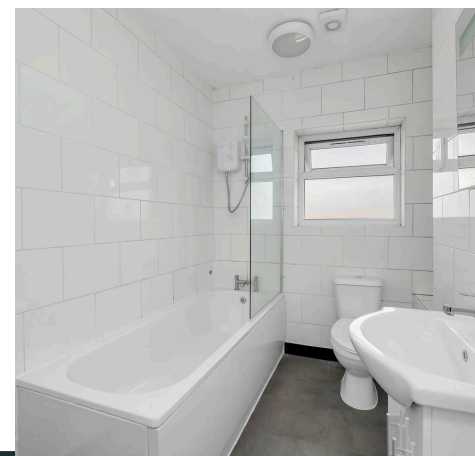
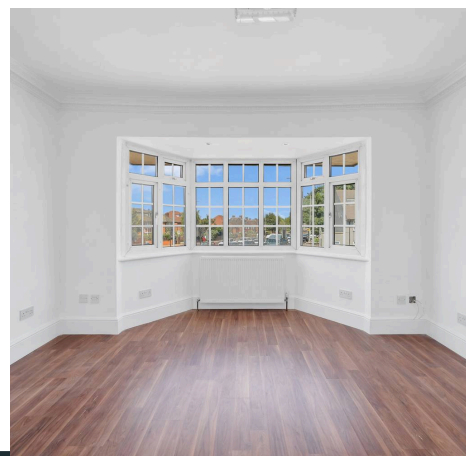
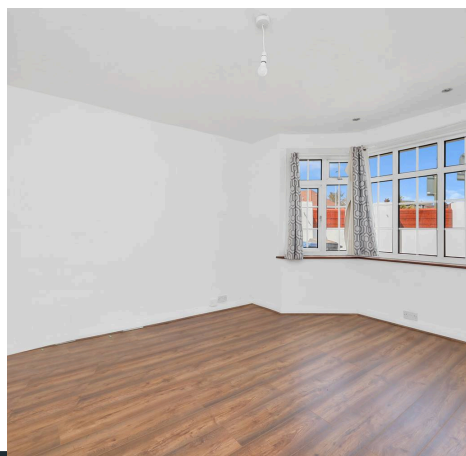




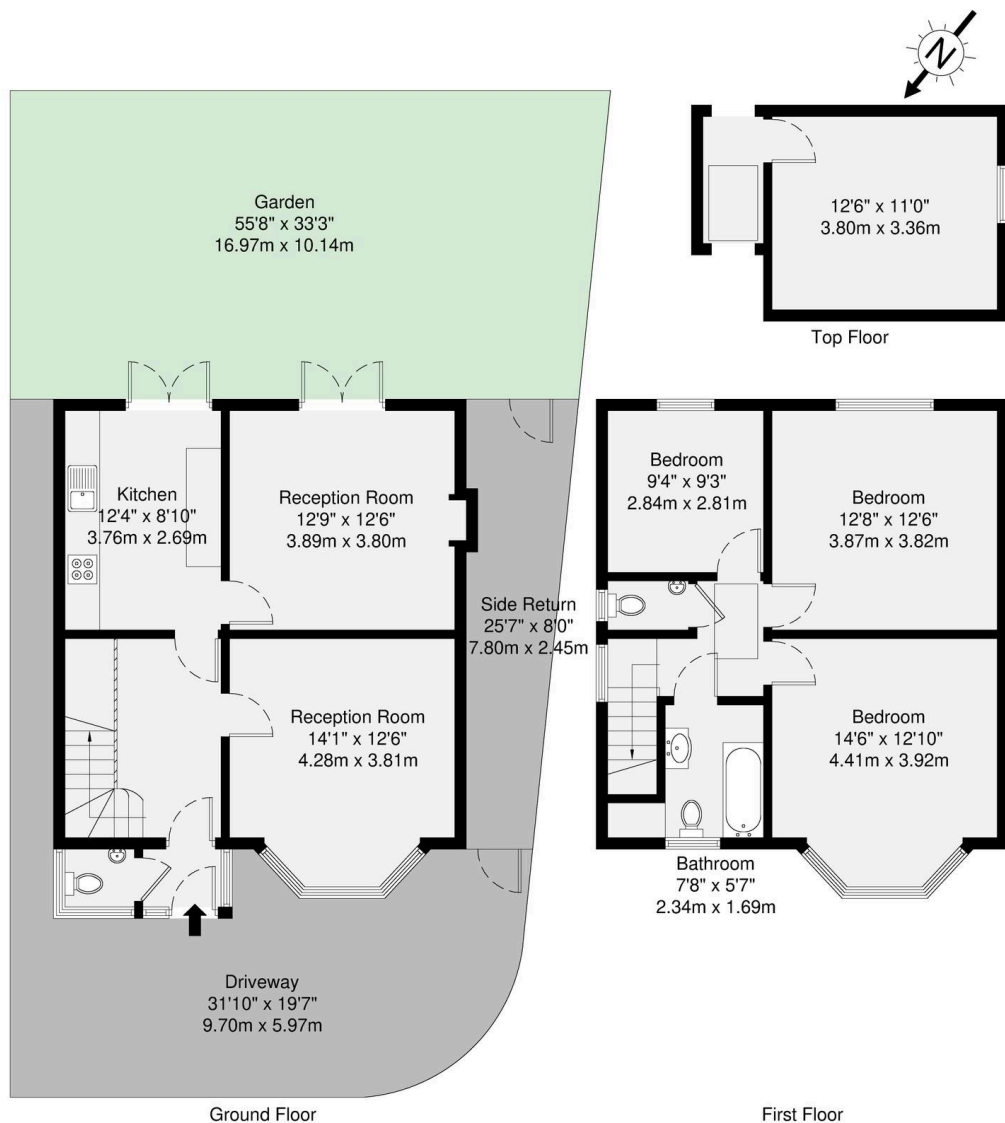
## The Vale, London, NW11

Available now, unfurnished, this detached three-bedroom house on The Vale in Golders Green offers a spacious and practical layout, with wooden flooring throughout the ground floor, a south-east facing garden, and off-street parking for two cars. The ground floor comprises two reception rooms, a separate fitted kitchen, and a guest WC. On the first floor are three bedrooms and a family bathroom, while a versatile loft room provides additional space for storage or other use. The rear garden enjoys a bright south-east orientation and offers plenty of outdoor space. To the front, the driveway provides parking for two vehicles. Ideally positioned for access to Golders Green, Brent Cross, and West Hampstead, the property is within easy reach of a wide variety of shops, cafés, and restaurants. Golders Green station (Northern Line) is close by, along with major road links including the A406, A40, and M1 – offering excellent connectivity across London and beyond.

- Deposit £3,692
- Council Tax Band: E
- Two Reception Rooms
- Three Bedrooms
- Loft Room
- Downstairs WC
- Off Street Parking







## Energy Efficiency Rating

|                                             | Current | Potential                                                                                                     |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92+) <b>A</b>                              |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 86                                                                                                            |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            | 52      |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
122.5 sq m / 1318 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
249 sq m / 2680 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 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

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<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.