



Golders Gardens, London, NW11  
£1,150,000

Pearl & Chance

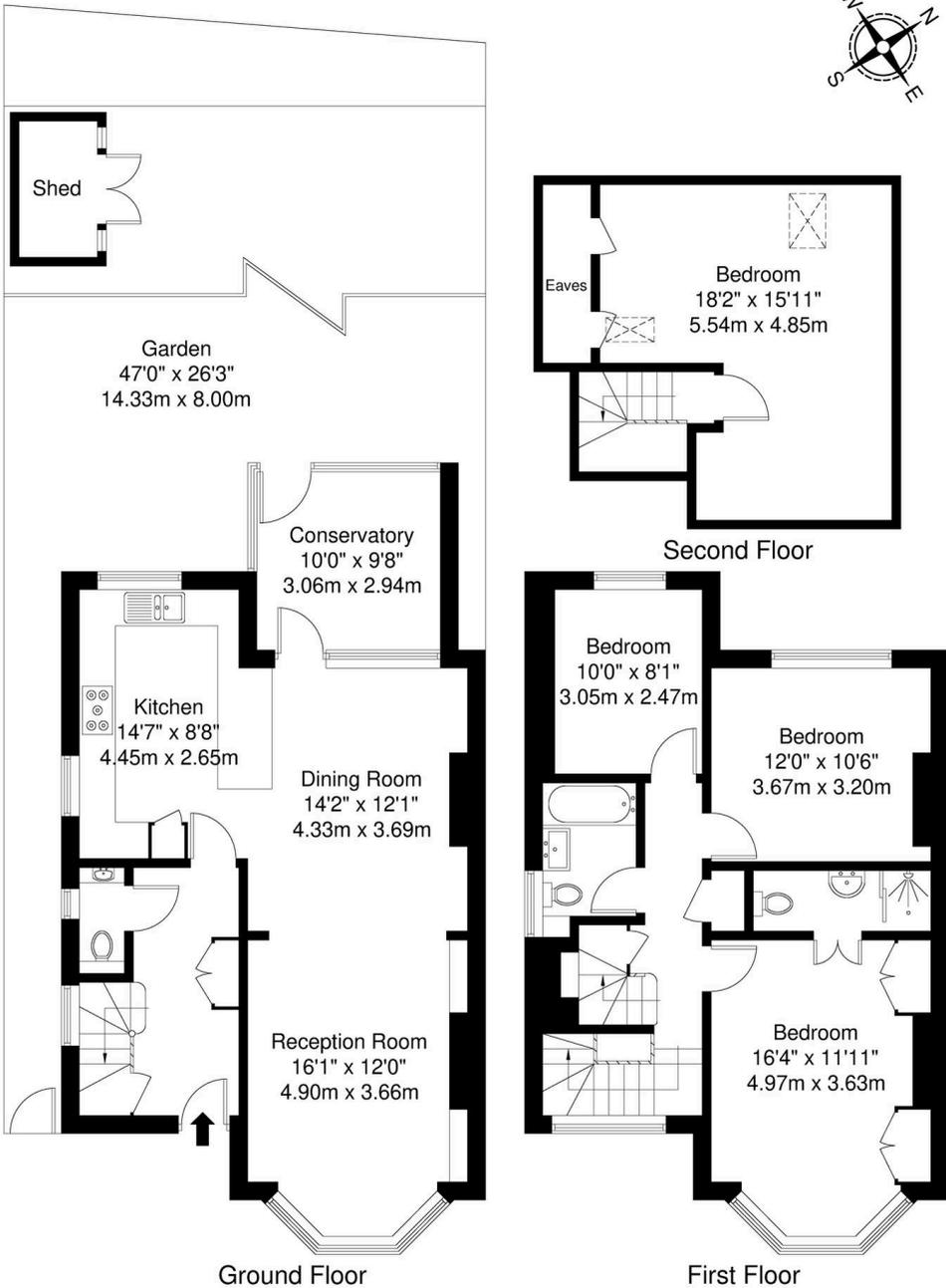
## Golders Gardens, London, NW11

This four bedroom semi-detached family home is set on a quiet cul-de-sac just off Golders Green Road and has been newly painted throughout, making it ready to move straight into while still offering scope to extend, subject to the usual consents. The ground floor features a generous reception room with a fireplace arranged into two seating and dining areas, leading through to the kitchen and dining space at the rear with doors opening via a conservatory to the garden. There is also a WC off the hallway. Upstairs are three bedrooms on the first floor, including the main bedroom with fitted wardrobes and an en-suite shower room, a family bathroom between the bedrooms, and a fourth bedroom on the second floor set into the eaves with built-in storage. The west-facing rear garden is mainly laid with artificial lawn and includes a shed. Golders Green Underground station, Golders Green Road, Brent Cross Shopping Centre, the North Circular, and M1 are all close by.

- Freehold
- Four Bedrooms
- Open Plan Living Space
- Close to Golders Green Tube
- Quiet Cul-De-Sac
- Conservatory
- Two Bathrooms (One En-Suite)
- Downstairs WC







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Golders Gardens, NW11

Total Gross Internal Area = 149.1 sq m / 1605 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



## Pearl & Chance

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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.