



THE ESTATE COMPANY



St George's Road, Golders Green, London, NW11 0LR

Offers In Excess Of £1,075,000

- Semi Detached House
- 57 Ft Private Rear Garden
- Great Potential (Subject to Planning Permission)
- No Onward Chain
- 2247 Sq Ft
- Five Bedrooms
- Excellent Location
- Four Receptions

10 St George's Road, London NW11 0LR

A generous and well-presented five bedroom, three bathroom (2247 Sq Ft) semi-detached family home, benefitting from four reception rooms and a well manicured 57 ft rear garden.

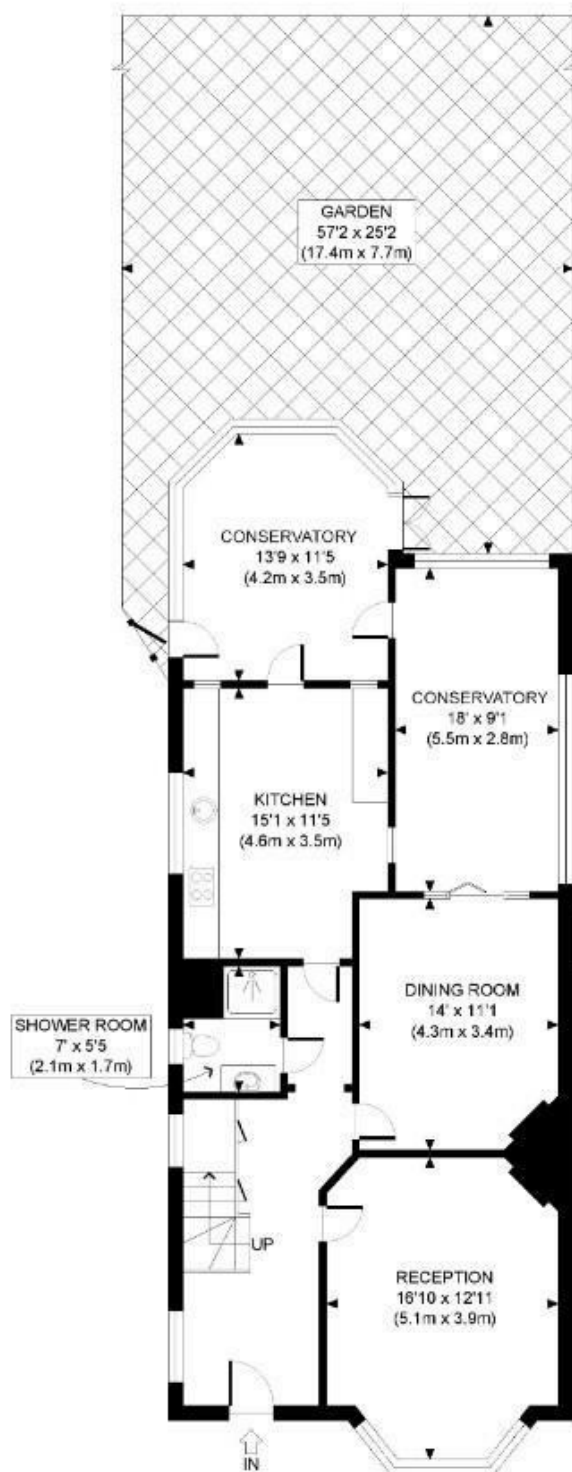
Situated on this desirable tree-lined street, this property has huge potential, subject to obtaining the relevant planning permissions, which would enhance this already impressive residence.

St George's Road is a prime residential road in the sought-after area of Temple Fortune, Golders Green. This convenient location offers close proximity to Hampstead Garden Suburb Primary School . the cafes, restaurants, boutiques and amenities of Temple Fortune and within close proximity of Golders Green underground station (Northern Line), as well as its excellent bus links into central London.



Council Tax Band:





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1075 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 365 SQ FT



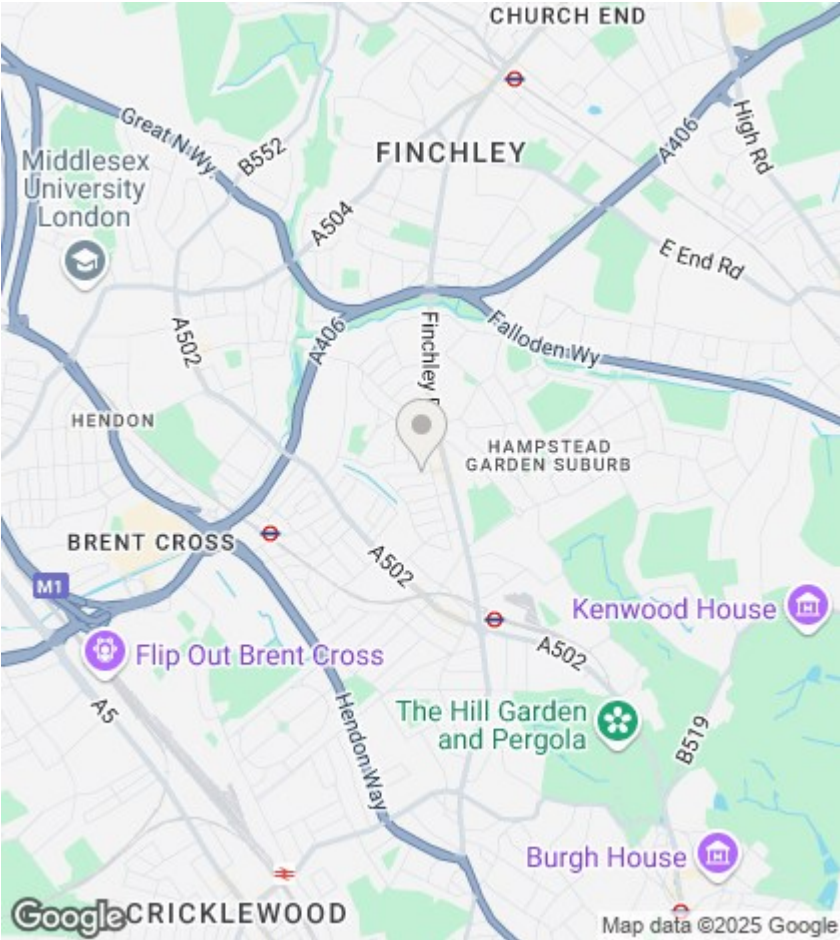
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 807 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 2247 SQ FT/ 209 SQM



PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC