



Pearl & Chance

The Vale, Golders Green, NW11

£1,600,000

## The Vale, Golders Green, NW11

This stunning, newly refurbished extended semi-detached family home, includes five double bedrooms, four bathrooms, and a distinctive outbuilding with an indoor swimming pool and shower area. This home showcases contemporary living with a large open-plan reception room and a beautifully designed kitchen featuring high-end integrated appliances, complemented by skylights that amplify the natural light. The highlight of the property is undoubtedly the bi-folding doors, leading to a landscaped garden which creates a harmonious space between indoor and outdoor living. Perfectly situated for enjoying the best of Golders Green, the property is in close proximity to Brent Cross Shopping Centre, Golders Green High Street and West Hampstead, offering diverse shopping, gourmet dining, and efficient public transport via the Northern Line. The easy access to key roadways like the A40, A406 and M1 enhances its appeal, benefiting commuters and those who value the ability to navigate the city and surrounding areas with ease.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









GROSS INTERNAL AREA (GIA)  
The total area of the property  
270.5 sq m / 2911 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobes total area  
4.9 sq m / 52 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
83.4 sq m / 897 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.9m  
0.0sq 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.





## Pearl & Chance

136-144 Golders Green Road, London - NW11 8HB

0208 059 5559

[info@pearlandchance.co.uk](mailto: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.