

LEXINGTONS



FOR SALE



The Vale, London, NW11  
Offers In The Region Of £750,000

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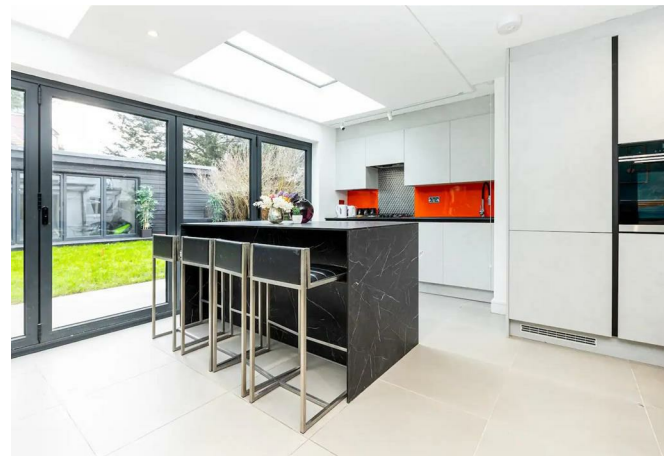
# GFF 120 The Vale London, NW11 8SL

- Three Double Bedrooms - Two Bathrooms - Private Garden - Private Swimming Pool
- Service Charge £1,200 PA - Ground Rent £250 PA - Off Road Parking Space
- Natural Light Abounds - Seamless Indoor-Outdoor Flow - Exceptional Transport Links
- Leasehold - 999 year lease - 1,647 Sq Ft (153 Sq M) - EPC C
- Elegant Renovation - Luxury Bathrooms - Stunning kitchen equipped with top-of-the-line integrated appliances

Lexingtons Estate Agents are pleased to introduce this exquisite, recently renovated garden apartment, featuring three spacious double bedrooms, two bathrooms and a unique outbuilding that boasts an indoor swimming pool and a dedicated shower area. This residence exemplifies modern living with its expansive open-plan living space and a stylishly crafted kitchen equipped with top-of-the-line integrated appliances, all enhanced by skylights that flood the area with natural light. The standout feature of this home is the stunning bi-folding doors that open up to a beautifully landscaped garden, seamlessly blending indoor and outdoor spaces. Ideally located to enjoy the vibrant offerings of Golders Green. This property is ideally located for Brent Cross Shopping Centre, Golders Green High Street, and West Hampstead, providing a variety of shopping, fine dining, and excellent public transport options via the Northern Line. With convenient access to major roadways such as the A40, A406, and M1, this location is perfect for commuters and anyone who appreciates easy navigation throughout the city and beyond. \*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

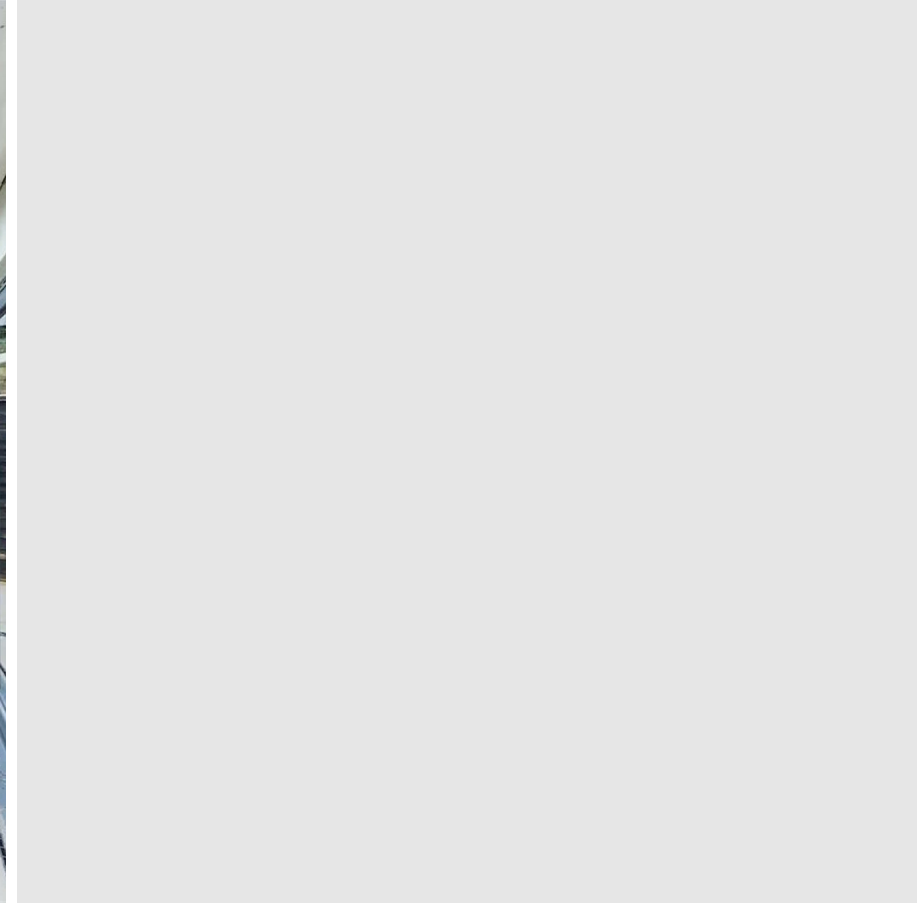
## Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

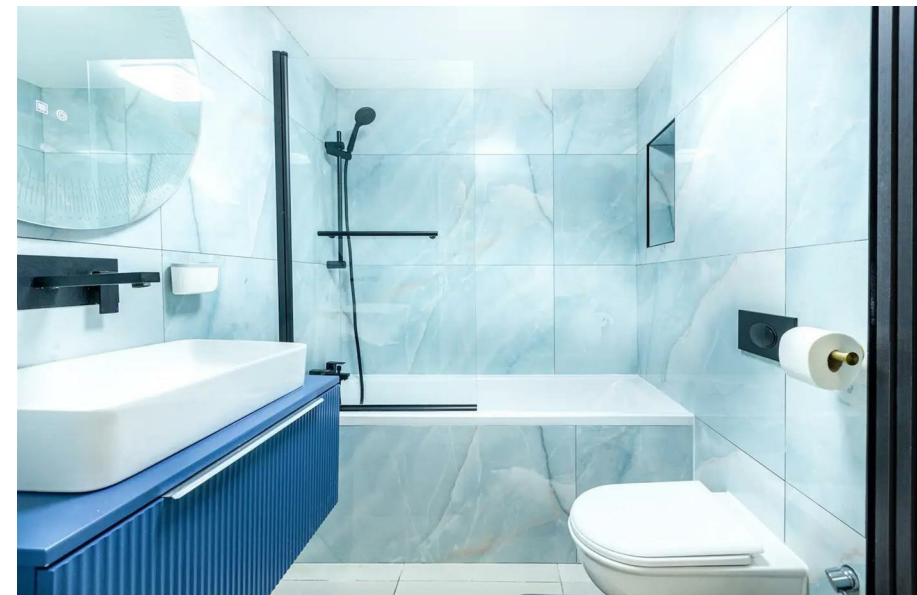


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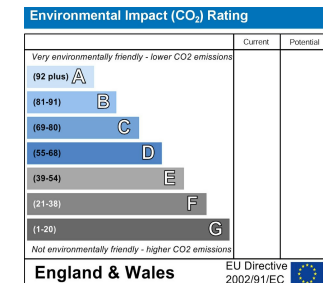
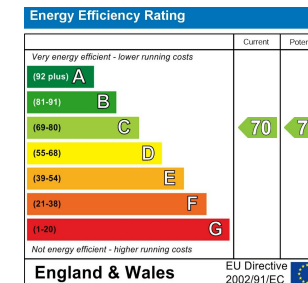
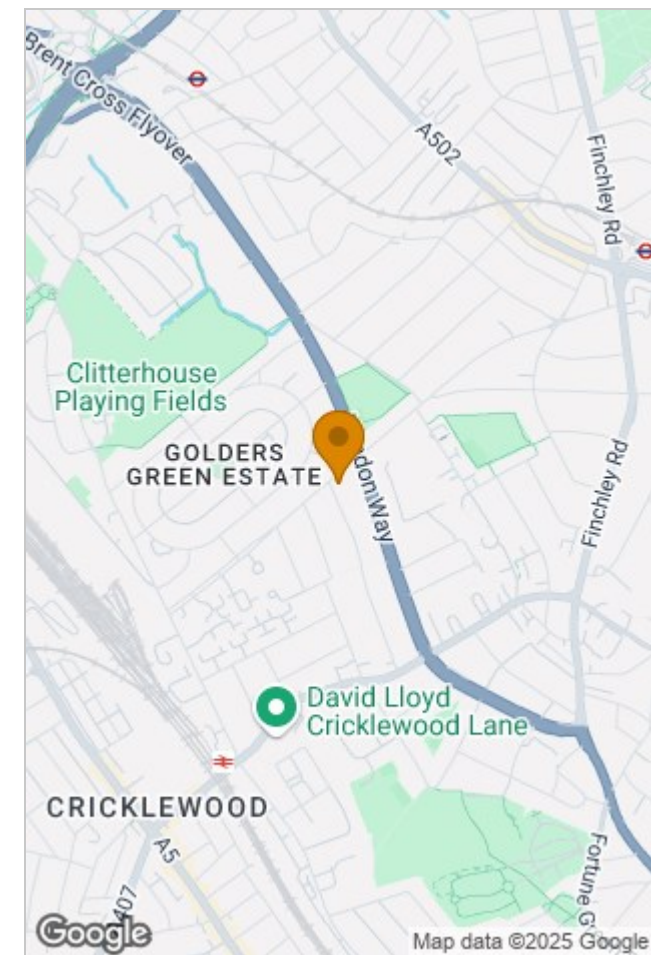




## Directions







## Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.