

LEXINGTONS



FOR  
SALE



The Vale, London, NW11  
Asking Price £750,000

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# GGF 110 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 ~ Modern Bathrooms ~ Open Plan Kitchen

Exquisite, recently renovated garden apartment that features a private swimming pool, three spacious double bedrooms, and two bathrooms, perfect for modern living. The expansive open-plan living space is complemented by a stylish kitchen equipped with top-of-the-line integrated appliances and skylights that flood the area with natural light. The standout feature of this home is the stunning bi-folding doors that seamlessly connect the indoor living area to a beautifully landscaped garden, creating a harmonious blend of outdoor and indoor spaces.

Ideally located, this property offers easy access to the vibrant offerings of Golders Green and is close to Brent Cross Shopping Centre, Golders Green High Street, and West Hampstead. Residents will enjoy a variety of shopping, fine dining, and excellent public transport options via the Northern Line. Additionally, with convenient access to major roadways such as the A40, A406, and M1, this location is ideal for commuters who appreciate 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.

Asking Price £750,000



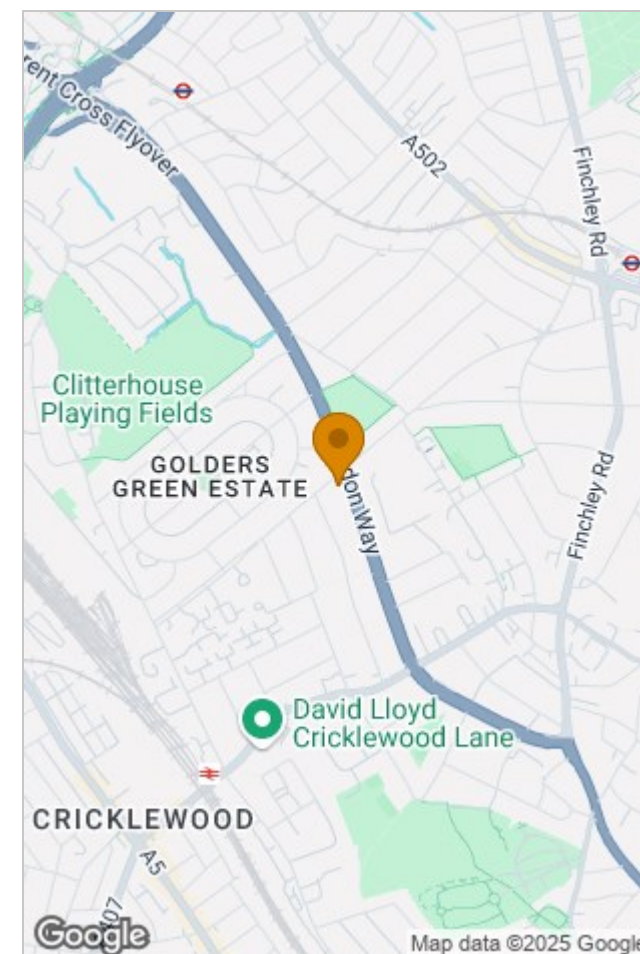


## Directions









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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## 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.