



ARMITAGE ROAD

NW11



LARGE FAMILY HOME WITH PRIVATE GARDEN

A wonderful family home located on one of Golders Green's most sought-after roads. Extending to approximately 3,800 sq ft, this impressive house offers spacious living accommodation, a large private garden and parking for multiple cars.



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EPC

B

Local Authority: London Borough of Barnet

Council Tax band: G

Tenure: Freehold

Guide Price: £2,595,000

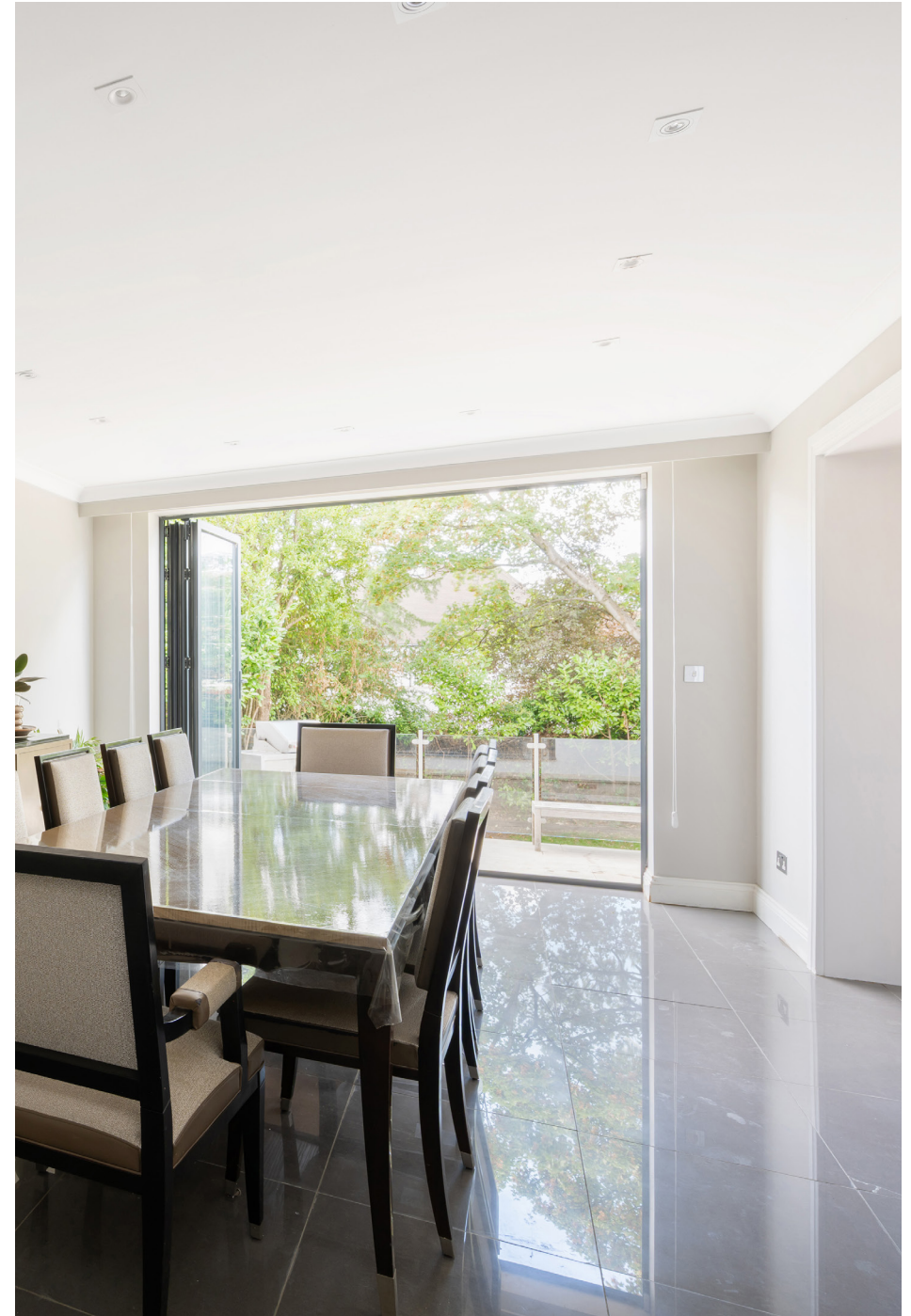


A TIMELESS HOME FOR MODERN LIFE

As you approach the property, you are welcomed by a resin-bound gravel driveway and a striking Portland stone porch. Upon entering, the grand bespoke solid oak staircase immediately catches the eye, gracefully connecting all three levels of the home.

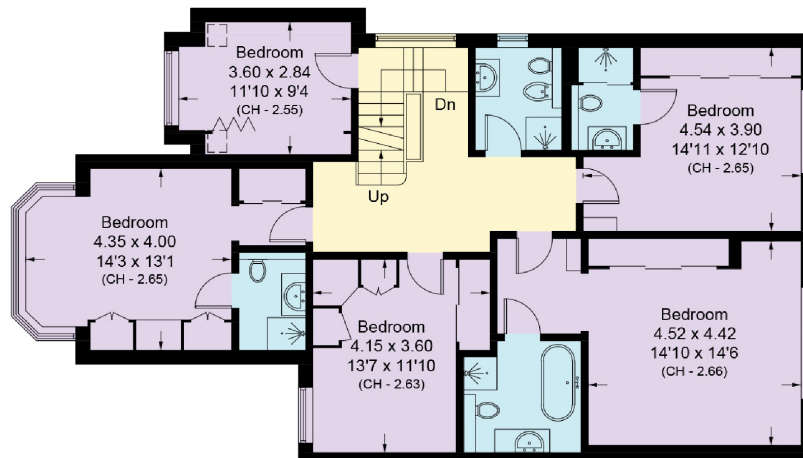
The house boasts two generously sized reception rooms, one of which features bi-folding doors that open onto a raised paved patio and BBQ area, seamlessly extending into the garden, perfect for entertaining or relaxing outdoors.

The Pronorm German kitchen is equipped with integrated Bosch appliances, including a double fridge freezer, oven, combi oven, and induction hob with accessories, all beautifully blending into a more formal dining area. Additional highlights include dimmable low-level LED lighting throughout, underfloor heating, built-in wardrobes, and private lobbies within both the master and front bedroom suites.

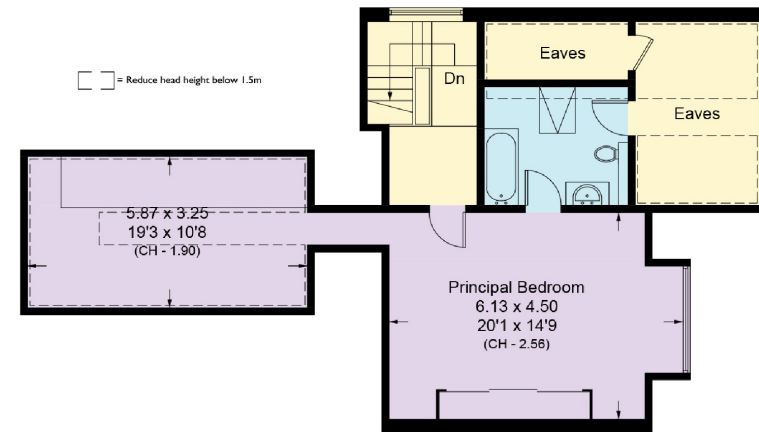




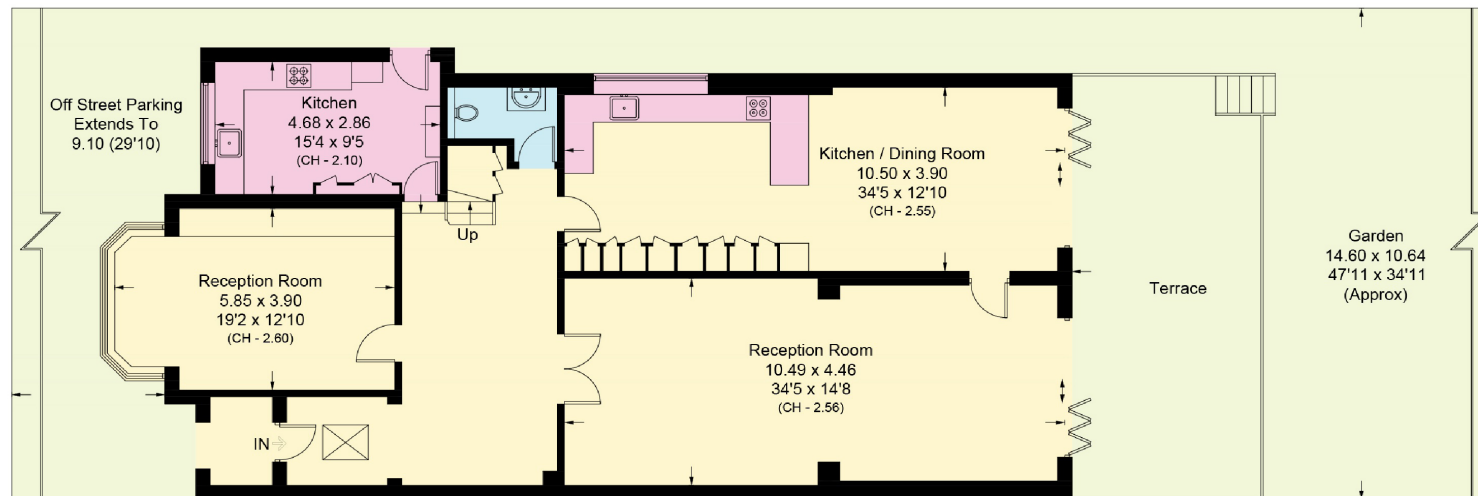




First Floor
 Approximate Area = 118.4 sq m / 1274 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)



Second Floor
 Approximate Area = 78.2 sq m / 842 sq ft
 Including Limited Use Area (29.3 sq m / 315 sq ft)



Ground Floor
 Approximate Area = 157.1 sq m / 1691 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)

Approximate Gross Internal Area = 353.7 sq m / 3,807 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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