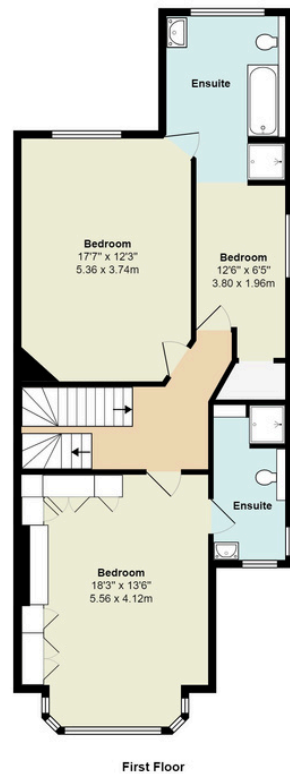
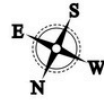




Wentworth Road NW11

Area: 2316 ft<sup>2</sup> ... 215.2 m<sup>2</sup>  
(Including Restricted Heights)



Ground Floor



## Wentworth Road, Temple Fortune, NW11

### £1,525,000

This impressive and substantial semi-detached house is strategically located just 0.4 miles from Golders Green Station on the London Underground's Northern Line (Zone 3) situated in a secluded and quiet road. The property has undergone upgrades by the current owners, with a standout feature being the family room at the rear. This versatile space includes a living area, dining space, and a kitchen with an island. Noteworthy are the bi-folding doors that open up to the south-facing rear garden. The property is available with no onward chain.

The accommodation starts with an entrance vestibule and an L-shaped entrance hallway. The front reception has been adapted for various uses, such as a lounge, gym, or additional bedroom, with a shower corner and proximity to the ground floor w/c. The rear of the house boasts a stunning open-plan kitchen/dining/lounge room, featuring an impressive kitchen with space for an American-style fridge/freezer and integrated appliances. The highlight is the island, adjacent to the dining area and lounge, with beautiful bi-folding doors leading to the South-facing rear garden.

A sweeping staircase from the ground floor leads to the first floor, which includes a large bay-fronted bedroom with an en-suite shower room, two additional double bedrooms, and a spacious jack-and-jill style bathroom with a corner section utilised as a utility area. Another sweeping staircase from the first to the upper floor reveals two more double bedrooms, making it a five-bedroom house in total, along with an additional shower room.

Externally, the property features a brick-paved driveway with parking space for two large vehicles at the front. The South-facing rear garden includes a patio area, lawn, and a block-built shed. Due to its location on the road, the property benefits from a larger-than-average plot and potential for a home office at the rear (subject to planning permission). The house is situated at the top of Wentworth Road, a quiet no-through road, close to Finchley Road and Golders Green Station (0.4 miles), providing access to Central London in 20-25 minutes.

The house is on the edge of Hampstead Garden Suburb, near Hampstead Heath Extension and Golders Hill Park and Pergola. Amenities include the Temple Fortune Shopping Parade with boutique shops, Gails, Waitrose, and M & S Food Hall. Golders Green offers additional conveniences with a National Express coach station, a bus station, and a variety of shops, including a large Sainsbury's. This property represents a great opportunity with the added benefit of no onward chain.





Tenure Freehold



2370 sqft / 215.2 m2



5 Bedrooms



4 Bathroom



Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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