



NO PHOTO

£1,495,000

Dunstan Road, Golders Green London, NW11 8AG



4

Bedrooms



2

Bathrooms

34 Golders Green Road, London, NW11 8LL |  
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£1,495,000

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A NEWLY REDECORATED 4 DOUBLE BEDROOM HOUSE 1666 SQ FT, IDEALLY LOCATED IN THE HEART OF GOLDERS GREEN. THE HOUSE IS WITHIN WALKING DISTANCE OF THE STATION, HIGH STREET, GOLDERS HILL PARK, SCHOOLS AND PLACES OF WORSHIP.

REDUCED FOR QUICK SALE

DUNSTAN ROAD - NW11 8AG

A NEWLY REDECORATED 4 BEDROOM FAMILY HOUSE SITUATED IN THE HEART OF GOLDERS GREEN.

1666 SQ FT/155 SQ MT

THE HOUSE IS SPREAD ON 2 FLOORS AND BENEFITS FROM OFF STREET PARKING AND LARGE GARDEN AND PATIO.

THE GROUND FLOOR IS MADE UP OF 2 SPACIOUS RECEPTION ROOMS, LARGE KITCHEN WITH MORNING ROOM, GUEST CLOAKROOM AND BRIGHT ENTRANCE AREA.

THE FIRST FLOOR HAS 4 BEDROOMS AND 2 BATHROOMS (1 ENSUITE).

THE HOUSE IS WITHIN WALKING DISTANCE OF GOLDERS HILL PARK, GOLDERS GREEN STATION, HIGH ROAD, PLACES OF WORSHIP AND IT IS IN THE CATCHMENT AREA OF LOCAL SCHOOLS.

VIEWING STRICTLY BY APPOINTMENT ONLY

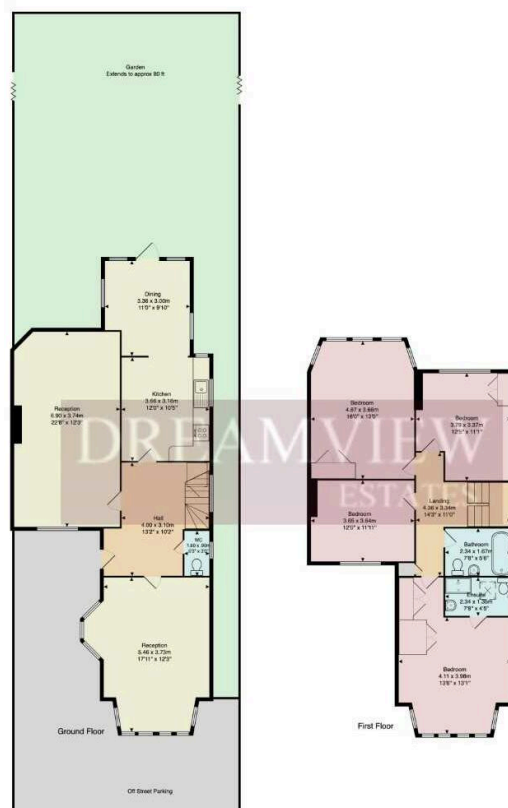
VACANT POSSESSION EARLY AUGUST

PRICE £1,495,000 FREEHOLD

PLEASE NOTE - PHOTOS TAKEN PRIOR TO CURRENT LET

**Dunstan Road, Golders Green London, NW11 8AG**

**DREAMVIEW**  
ESTATES



Approx. Gross Internal Area: 154.8 m<sup>2</sup> ... 1666 ft<sup>2</sup>

*All measurements and areas are approximate only.*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**England, Scotland & Wales**

EU Directive 2002/91/EC

Address: London, NW11

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England, Scotland & Wales**

EU Directive 2020/2181 (Eco)

