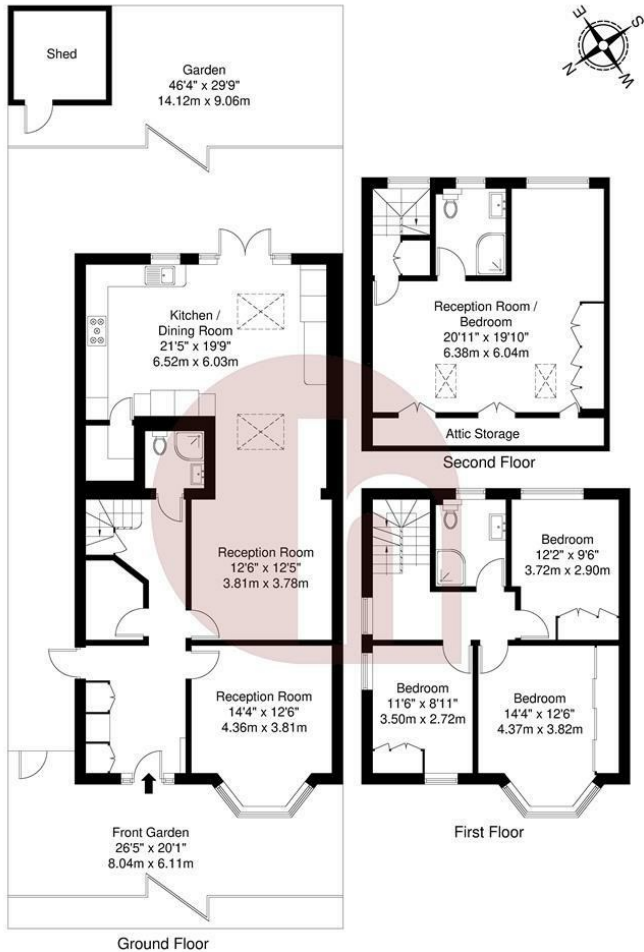




hausman  
& holmes

The Vale, NW11

Asking Price £1,250,000



**The Vale, NW11**  
 Total Gross Internal Area = 186.4 sq m / 2006 sq ft  
 All Measurements are approximate and for identification guideline purposes only, not to scale.  
 Compliant with the RICS code of measuring practice

**hausman & holmes**  
 020 8458 8555  
 57 Golders Green Road  
 London NW11  
 info@hausmanandholmes.com



- Gated, extended four-bedroom family home
- Underfloor heating and electric gated driveway with parking
- Three bedrooms plus top-floor principal bedroom with en-suite
- Spacious open-plan kitchen/dining and bay-fronted reception room
- South-east facing 50 ft garden
- Close to shops and transport, including Golders Green Underground Station

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		75	86
		EU Directive 2002/91/EC	

Compliant with RICS code of measuring practice, Particulars and floor plans are only a guide to the property and do not constitute or form part of any offer or contract and are not to be regarded as representation of fact. Any intending purchaser must satisfy themselves as to the accuracy of these particulars as they are given without responsibility. No person in the employment of Hausman and Holmes has any authority to make or give representation or warranty to properties being sold.